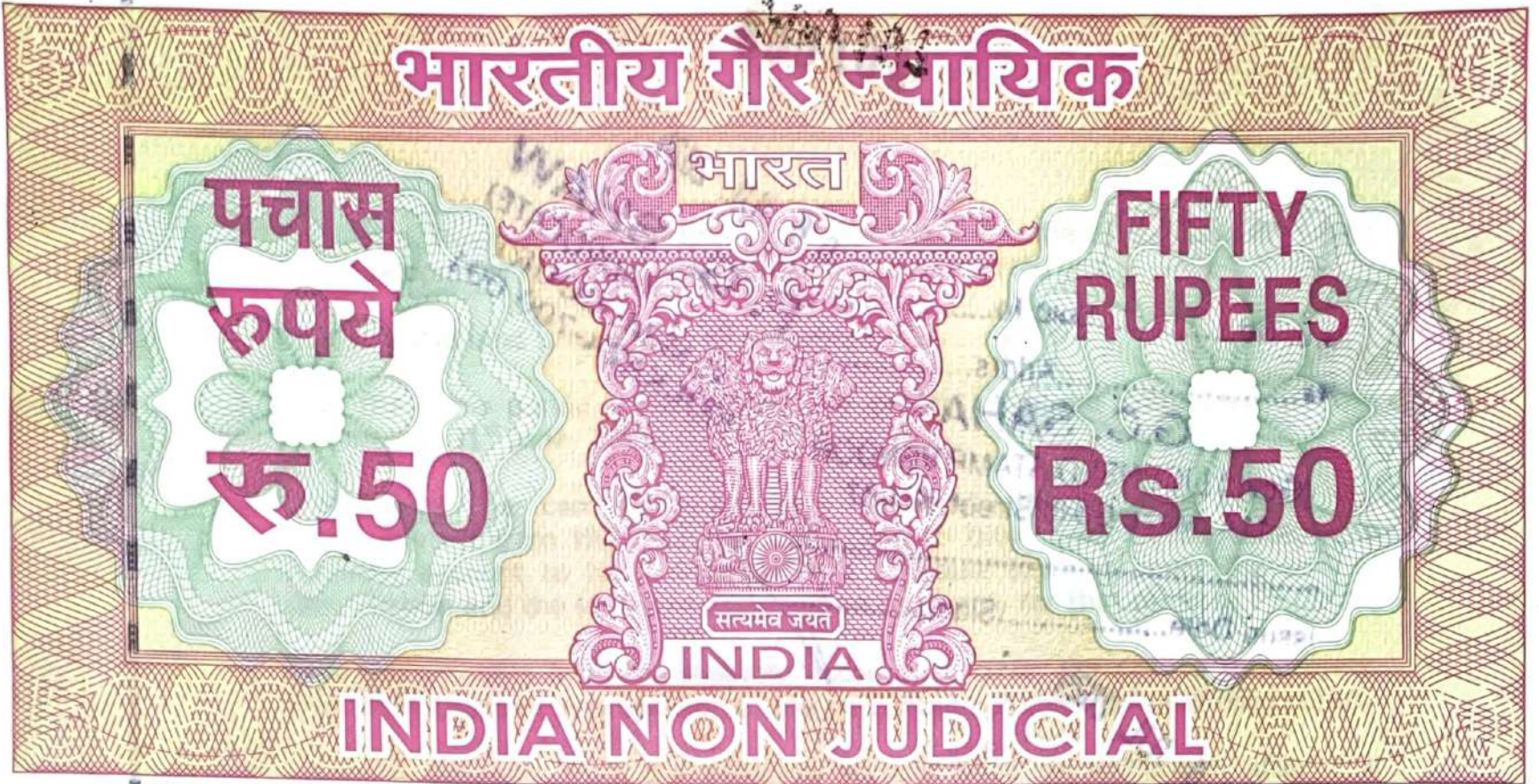




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 864259



FORM B

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Amit Roy promoter of the proposed project;

I, Amit Roy, son of Late Sudhir Chandra Roy residing at 7/1, Naktala Lane, P.S: Netaji Nagar, P.O: Naktala, Kolkata 700047 being the Partner of " M/s. Roy Construction Company", having its registered office at 7/24 D. P. Road, P.S: Netaji Nagar, P.O: Naktala, Kolkata 700047 do hereby declare that M/s. Roy Construction Company is the promoter of the project, i.e., "Anupama" constructed at Premises No: 41/16, Chand Md. Road, (Postal Premises No: 23/4, Naktala Road, comprised in Dag No: 149, 150, 151 under Khatian No: 206, Mouza: Naktala, J. L. No: 32, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047, within the limits of Ward No: 100, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata- 700 001

Amit Roy

22 NOV 2024



1. That "M/s. Roy Construction Company" has the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 30 June, 2026.
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

Amithy

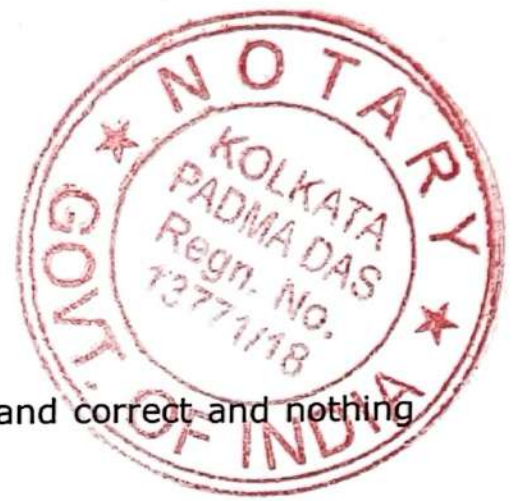
Deponent

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata- 700 001

22 NOV 2024

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



Verified by me at Kolkata on this 9th day of November, 2024.

A handwritten signature in blue ink, likely of the deponent.

Deponent

Identified by me

Advocate

Identified by me
HIMADRI CHAKRABORTY
Advocate
Enrollment No. WB/154-A/1991

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

A green handwritten signature of the notary.

PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata- 700 001

22 NOV 2024