

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL FORM 'B' 38AA 450437
BEFORE THE NOTARY ALIPORE JUDGES' COURT [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 Mr. Anirudh Modi, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed in the capacity of partner of firm, being landowner entered in a joint development.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31.03.2028.



07 APR 2025

NORTECH PROPERTY PVT. LTD.

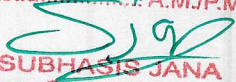
Director/ Authorised Signatory

Identified By

Debasish Chowdhury Advocate
Alipore Judges' Court
Kol-700 027
WB-7029/1082

4. That seventy per cent of the amounts realised by me/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 scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.



Signature (S) of Executant(S)
attested on identification at
Alipore Judges' Court, Kolkata-
700027 at Alipore, under the
Notaries Act, at _____ A.M./P.M.

SUBHASIS JANA
Notary, Govt of West Bengal
Regd. No. 094/2022

Deponent
TECH PROPERTY PVT. LTD.

Director/ Authorised Signatory

Identified By

Debanish Choudhury Advocate
Alipore Judges' Court
KOL-700 027
WB/094/1982

07 APR 2025