

भारतीय गैर न्यायिक

दस
रुपये
₹.10

भारत

TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



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 Sri Samar Ghosh, promoter of the proposed project "138, BENOY PALLY" at Premises No. 138, Benoy Pally, under Ward No. 113 of Borough - XI of KMC, PS - Regent Park now Bansdroni, Kolkata - 700070, WB, India

I, Samar Ghosh, promoter of the proposed project "138, BENOY PALLY" at Premises No. 138, Benoy Pally, under Ward No. 113 of Borough - XI of KMC, PS - Regent Park now Bansdroni, Kolkata - 700070, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I have a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely SRI SUNIL CHANDRA CHOWDHURY and Smt. SOMA DAS, being Deed No. 160502267 of 2017, registered at the ADDITIONAL DISTRICT SUB-REGISTRAR, OFFICE OF THE A.D.S.R. ALIPORE West Bengal.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2026

REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M's. Court
Kolkata-700001

22 MAY 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

Samar Ghosh
Deponent

Verification

I, Samar Ghosh Son of Phoni Mohan Ghosh Resident of 36B, Sitaram Road, Water Tank, Bansdroni, Kolkata – 700070, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 22nd day of May, 2025

Samar Ghosh
Deponent

Identified by me
Narayan Ch. Saha
Advocate
CJM Court, Kolkata-1
Enrolment No. 110/205/1998

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
Q. M. T. C.

REKHA TEWARI
NOTARY

22 MAY 2025