



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

83AB 165249



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavits cum Declaration of Mr. Kushal Rungta being representative for the promoter of the proposed project vide its authorization dated 17<sup>th</sup> November 2022.**

I, Kushal Rungta, son of Santosh Kumar Rungta, aged 51 years working for gain at, 20 Ballygunge Circular Road, P.S. & P.O. Ballygunge, Kolkata 700019 representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter is the owner has a legal title to the land on which the development of the project is to be proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2027.
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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

*Handwritten signature*

*Handwritten signature*  
REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M's. Court  
Kolkata - 700 001

13 JUL 2022



• 4 JUL 2023

SL. No. 235

Customer .....

Vill .....

DLP Law Associates

111B Hare St

Kol-1

10/ [Signature]

Place - Ghateswar D. S. R. Office

Dist. - South 24 Parganas.

Mahabub Hasan Paik

FORM 3  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Krishna Kumar Rungta being representative for the promoter of the proposed project vide its authorization dated 17<sup>th</sup> November 2022.

1. Krishna Kumar Rungta, aged 51 years working for past 20 years in the name of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter is the owner of the land on which the development of the project is to be proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31.03.2023. That seventy per cent of the amount realized by the promoter for the real estate project from the allotment of plots, from time to time, shall be deposited in a separate account to be maintained with a scheduled bank to cover the cost of construction of the project and shall be used only for the 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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

  
Deponent

#### Verification

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 13th day of July 2023.


  
Deponent



Identified by me  
  
TINA DAS  
Advocate  
Regn No. - F-1322/21

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M.C. Court

  
REKHA TEWARI  
NOTARY

13 JULY 2023