



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

*Before The Notary Public*

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 Mr. Osiur Rahaman, Partner of M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTUTE promoter of the proposed project "**HAPPY VALLEY EXOTICA**" at Premises No. 2C, Ganesh Banerjee Lane, Kolkata - 700031, PS - Garfa, under Ward No. 92 of Borough - X of KMC, WB, India

I, Osiur Rahaman, Partner of M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTUTE promoter of the proposed project "**HAPPY VALLEY EXOTICA**" at Premises No. 2C, Ganesh Banerjee Lane, Kolkata - 700031, PS - Garfa, under Ward No. 92 of Borough - X of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our firm M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTUTE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Sri Nilratan Mukherjee, being Deed No. 160602943 of 2018, registered at the Office of the ADSR - Sealdah



02 JAN 2025



259441

Sl. No. ....  
Name : **A. K. SINGH, Advocate**  
Address : High Court, Calcutta  
Kolkata - 700001

Kolkata Collectorate  
Netaji Subhas Rd.,  
Kolkata-1

**Amal Kr. Saha**  
Licensed Stamp  
Vendor

176

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 31-03-2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



*Osiur Rahman*

Deponent

Verification

I, Osiur Rahaman, Son of Late Yakjub Ali, Resident of 14/1, Jhawtala Road, PO - Circus Avenue, PS - Karaya, Kolkata - 700017, 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 2nd day of January, 2025

*Solemnly Affirmed & Declared  
before me on Identification*

*A. K. Sinha*

A. K. Sinha, Notary  
Alipore Judges/Police Court, Cal-27  
Regd. No 608/1995 Govt. of India

*Osiur Rahman*

Deponent

*Identified by me*

*Advocate*

02 JAN 2025