



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 377326

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

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 **M/s STARLIGHT**, a partnership firm represented by Mr. Bijan Thomas, partner is the promoter of the proposed project **SWASTIK**;

We, **M/s STARLIGHT**, represented by **BIJAN THOMAS**, partner promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have entered into joint development agreement with Ms. Aparna Ganguly and Ms. Sudipta Basu who possess a legal title to the land on which the development of the proposed project is to be carried out

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 project is enclosed herewith.



20 JAN 2025

17910

14 JAN 2025

No..... ₹ 50/- Date.....

Name :..... Star Light

Address :..... 82/4/1A Pranabkhande Rd

Vendor :..... Ranta, Kol-84,

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



STARLIGHT
Bijim Thomas
Partner

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

3. That the time period within which the project shall be completed by us is ~~10-08-2023~~ ~~30-04-2025~~ Completion Date: 30-04-2025

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That we the promoters 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That we the promoters shall take all the pending approvals on time, from the competent authorities.

8. That we the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we the promoters 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.

STARLIGHT

Bijim Thomas
Partner
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 _____ on this _____ day of _____.

Signature (S) Attested
On Identification

BIPLAB SARDAR, NOTARY
Regd No - 06/2016
Govt. of W.Bengal

20 JAN 2025

STARLIGHT

Bijim Thomas
Partner

Deponent

ARIJIT PATRA
Advocate

No. - 1569 / 2009
Criminal And Judge's Court
Allpore, Kol-700 027

Identified by me

Advocate