

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

भारत



INDIA

Rs. 20

TWENTY  
RUPEES

INDIA NON JUDICIAL



बुर्दवान बंगाल WEST BENGAL

31AA 871779

Before the Notary  
Govt. of West Bengal  
Burdwan District  
FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr. Debabrata Kundu** promoter of the proposed project "**Indraprastha**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29<sup>th</sup> day of November 2023.

I, **Mr. Debabrata Kundu** promoter of the proposed project is hereby solemnly declare that the and undertake and state as under:

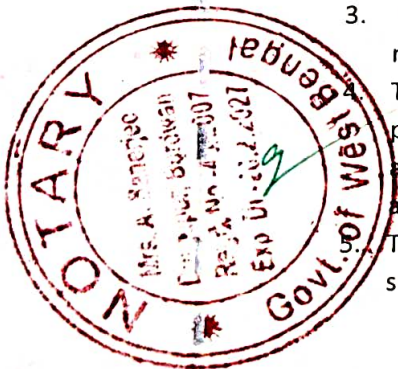
1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> December 2026.

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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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30 NOV 2023



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

SARATHI DEVELOPERS

*Debabrata Kundu*  
Partner  
Deponent

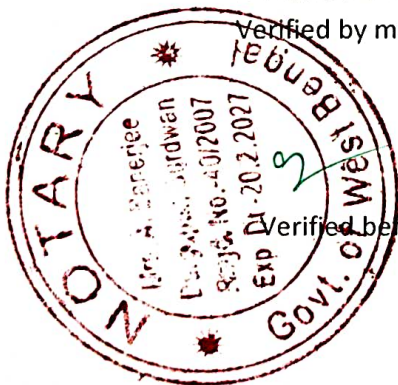
Verification

I, **Mr. Debabrata Kundu** son of Late Balahari Kundu, Resident at Q-85 Sagarbhanga Colony, Durgapur, post- Durgapur, P.S- Coke oven, Pin-713211, District- Paschim Bardhaman do solemnly affirm and confirm 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 Durgapur on this 29<sup>th</sup> day of November, 2023.

SARATHI DEVELOPERS

*Debabrata Kundu*  
Deponent



Verified before me at this 29<sup>th</sup> day of November 2023 at Durgapur.

Advocate

Date: 06.07.2023

Solemnly Affirmed & Declared  
before me on Identification

*A. Banerjee*  
Mrs. A. Banerjee, Notary  
Durgapur, Burdwan, W.B.  
Reg. No - 48/2007 Govt. of W.B.

IDENTIFIED BY ME

*A. Banerjee*  
ADVOCATE

30 NOV 2023