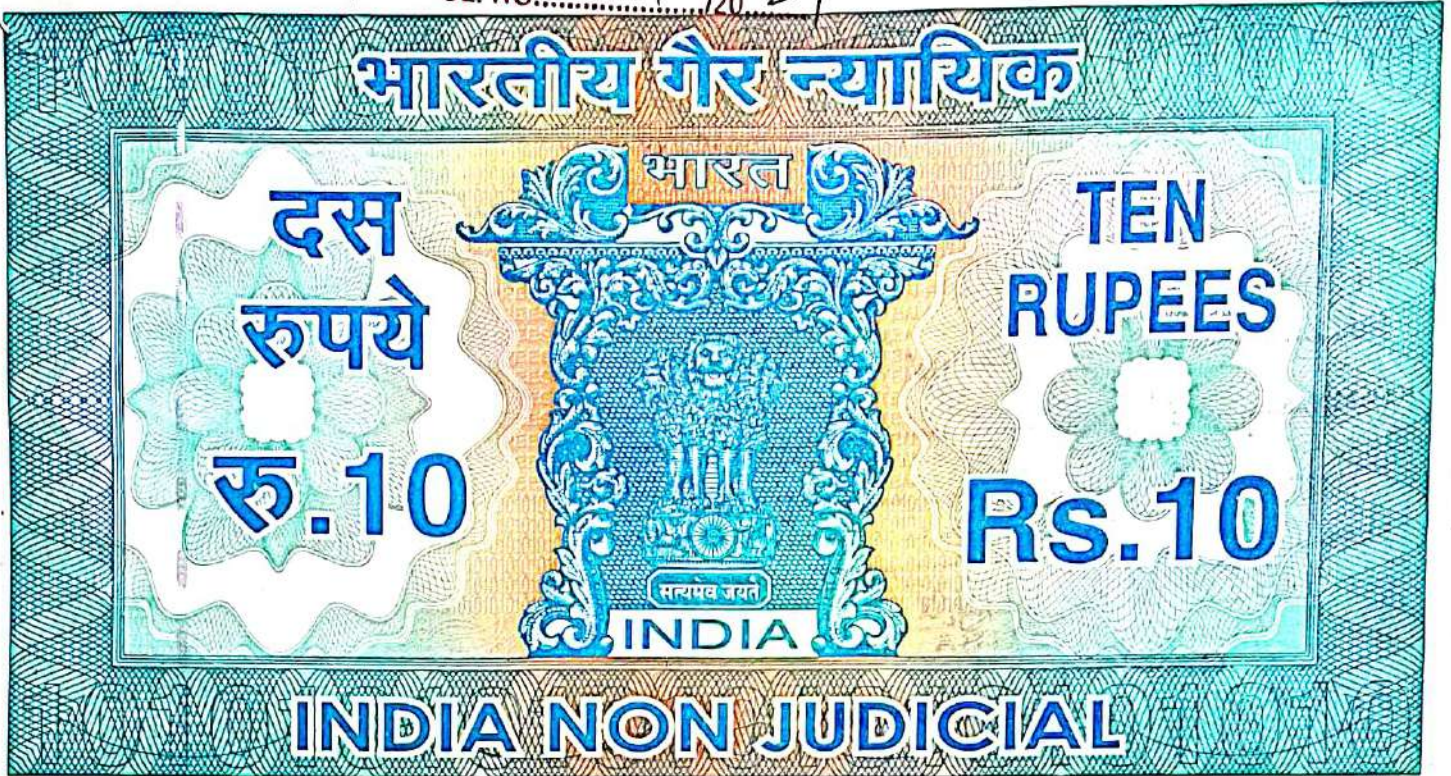


SL. NO. 1434 /20. 24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST.-NORTH 24 PARGANAS

FORM-B  
[See rule 3(4)]

98AB 795389



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Biswajit Roy duly authorized by the promoter of the proposed project Sudha Neer vide its authorization dated 23/10/2024.

I, Biswajit Roy S/o Late Sunil Kumar Roy aged 60 years R/o Bhatenda(West), P.O. & P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, duly authorized by the promoter of the proposed project Sudha Neer, do hereby solemnly declare, undertake and state as under:

1. That Smt. Maitreyi Bhattacharya and Sri Atreya Bhattacharya have a legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
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 27.07.2026.
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.

28 OCT 2024



148907

*Manu Jagna Choudhury*  
Advocate  
High Court, Calcutta

No. .... Sold to .....  
Address .....  
Re .....  
Date ..... 28 SEP 2024

**SIPRA DEY**

Licence No. SEP 18A

Code: 1070

17/8 Road, Kolkata-700 001



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Roshmi Enterprise

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 Kolkata on this 28 day of October 2024

Roshmi Enterprise

Partner

Deponent

I deputed by me  
Manoj Basu

Advocate


**MANOJ BASU**

Advocate

Enrolment No.-F-247/2008

Bidhan Nagar Court

Kolkata-700091

  
**ATTESTED**  
**S. CHAUDHURI**  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs

**28 OCT 2024**