

64

भारतीय गैर न्यायिक

दस
रुपये

रु.10

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 147092

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 Shri Subrata Bose, Partner of M/s. AAMAR BARI (Partnership Firm) promoter of the proposed project **"SHESHER KOBITA"** situated at Premises No - 1, Ram Krishna Lane, Ward No - 092, Borough - X of KMC, PS - Kasba now Garfa, PO - Dhakuria, Kolkata - 700031, WB, India

I, Subrata Bose, Partner of M/s. AAMAR BARI (Partnership Firm) promoter of the proposed project **"SHESHER KOBITA"** situated at Premises No - 1, Ram Krishna Lane, Ward No - 092, Borough - X of KMC, PS - Garfa, Kolkata - 700031, WB, India do hereby solemnly declare, undertake and state as under:

I. That our Firm has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Sri Arun Mukherjee, Sri Bablu Mukherjee, Sudipta Mukherjee, Smt Ratna Banerjee and Smt Swapna Chatterjee, being No. 160409453 of 2023, registered at the Office of DSR - IV, S-24 Pgn

14 NOV 2024



1593

- 8 NOV 2024

No
Name
Address
Ry. *MD*

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipor Police Court
Kolkata-700 027

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 31-12-2027
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Subrata Bose
Deponent

Verification

I, Subrata Bose Son of Late Subhas Chandra Bose, Resident of 64B, TANUPUKUR ROAD, P.O.- DHAKURIA, KOLKATA - 700031, 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 14th day of November, 2024

*Solemnly Affirmed & Declared
before me on Identification*

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

14 NOV 2024

Subrata Bose
Deponent

Identified by me

Advocate