

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



AM 864991

Before the Notary
Govt. of India
Durgapur
District - Paschim Bardhaman

FORM B

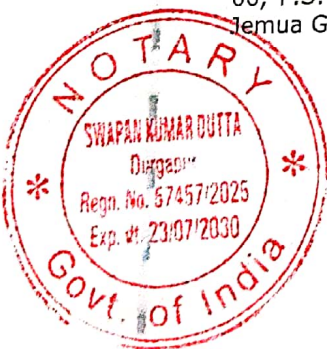
[See rule 3(4)]

**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. Biswajit Mondal promoter of the proposed project;

I, Biswajit Mondal, son of Nityananda Mondal, residing at Natun Pally, G Block, Bidhannagar, P.O: Durgapur-13, P.S: Durgapur, Dist: Paschim Bardhaman, PIN: 713213 being the Partner of "M/s. SHIVAM REAL ESTATE", having its registered office at Premises No. N/5, Ward No. 25, J. N. Avenue, B1, More, P.O: Durgapur-14, P.S: New Township, Dist: Paschim Bardhaman, PIN: 713214 do hereby declare that M/s. SHIVAM REAL ESTATE is the promoter of the project, i.e., "SHIBALAY APARTMENT" constructed at R.S. Dag No: 1016/3175, corresponding to L.R. Dag No: 1205, Sub Plot No: 22 L.R. Khatyan No: 4669 & 4682, Mouza: Jemua, J. L. No: 105, P.O: Durgapur-06, P.S: New Township, Dist: Paschim Bardhaman, PIN: 713206 within the limits of Jemua Gram Panchayat, do hereby solemnly declare, undertake and state as under:



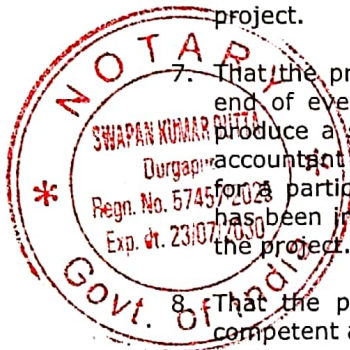
Biswajit Mondal

16 SEP 2025

Swapan Kumar Dutta
Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regn. No 57457/2025, Govt of India



1. That Mr. Suvadip Sinha and Mr. Biswajit Mondal have the 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 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 the promoter is 31st December, 2028.
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 schedule 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 the 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 this particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Biswajit Mondal
Deponent

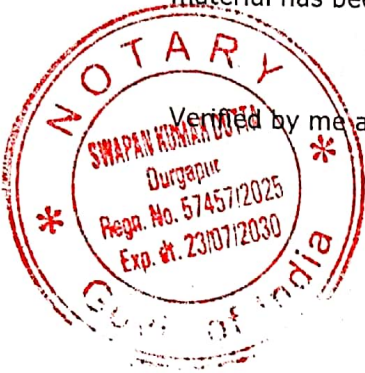
Swapn Kumar Dutta
Swapn Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regn. No 57457/2025, Govt of India

16 SEP 2025



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 Durgapur on this 12th day of September, 2025.

[Signature]

Deponent

Identified by me

[Signature]
Advocate

[Signature]
Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regd. No 57457/2025, Govt. of India

16 SEP 2025