

पश्चिम बंगाल WEST BENGAL

37AA 796984

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



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. Satyabrata Das duly authorized by the promoter "Disha Construction" of the proposed project, vide its authorization dated 12.04.2025

I, Satyabrata Das, PAN - AQRPD1413D, Aadhaar No. 2510 5838 5024, son of Late Promod Kishor Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at Shanti Niwas 9R, Ostad Amir Khan Sarani, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, in the state of West Bengal, duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. MR RABIN MONDAL have 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 real estate project is enclosed herewith.

2. That the said land is free from all encumbrances



DISHA CONSTRUCTION
Satyabrata Das
Proprietor

16 MAY 2025

3. That the time period within which the project shall be completed by me/promoter is 12.04.2027.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

DISHA CONSTRUCTION

Satyabrala Das

Deponent

Proprietor

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 12th day of April 2025.

DISHA CONSTRUCTION

Deponent

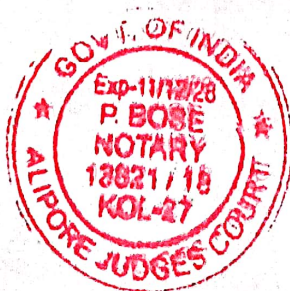
Satyabrala Das

Proprietor

IDENTIFY BY ME

Anirban K. Verma

Advocate



Signature Attested

P. BOSE
(P. BOSE)
NOTARY
Govt of India
Reg. No.-13821 / 18

6 MAY 2025

