

SL. NO. 47 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 887254

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration of SUTANU ROY [PAN. AIKPR5130N], [AADHAAR NO. 9057 5621 7207].

I, SUTANU ROY [PAN. AIKPR5130N], [AADHAAR NO. 9057 5621 7207], son of Sambhu Nath Roy, residing at Jamunasagar Apartment, 1st Floor, Flat No. - B/1, 468, Nagendra Nath Road, Satgachi, Vivekanand Pally, P.O & P.S. Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, promoter and Partner of the proposed project named "**RAJ REGENCY**" do hereby solemnly declare, undertake and state as under:

That the owners of this land are "SWAPAN BAGUI & KAJAL BAGUI". We, MARUTY CONSTRUCTION [PAN. ABVFM6897P] as a Developer/Promoter with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.

02 JUN 2025

Si. No.⁵⁷⁸¹⁰ Sold to.....
Address.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/818/2011.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date: Sign. ..

20 MAR 2025



BEFORE THE NOTARY PUBLIC
AT BIRBHAR
DISTRICT - BARANAGAR



2. That the time period within which the project shall be completed by me /promoter is 05/01/2028
3. 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
6. That promoter shall get accounts audited within 6 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 Verification any grounds.

MARUTY CONSTRUCTION

Sutann Roy
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..... day of, 2025

[Signature]
ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT OF INDIA
Regd No -5584/08
Bidhan Nagar Court
Dist -North 24 Pas

02 JUN 2025

Identified by me

[Signature]
Advocate
MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT