

भारतीय गैर न्यायिक

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 350001

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 Sujoy Deb promoter of the proposed project;

I, Sujoy Deb, son of Late Kshitish Chandra Deb residing at A/23, Rabindra Pally, P.S: Patuli, P.O: Baghajatin, Kolkata 700086 being the Partner of "M/S. S. G. CONSTRUCTION", having its registered office at 57, Birnagar, P.S: Patuli, P.O: Baghajatin, Kolkata 700086 do hereby declare that M/S. S. G. CONSTRUCTION is the promoter of the project, i.e., "PUNASCHA" constructed at Premises No: 110, New Fulbagan comprised in Mouza: Bademasur, J. L. No: 31, Touzi No: 246, 1516-1518, Pargana Khaspur, C.S. Dag No: 658 under C.S. Khatian No: 51 corresponding to R.S. Dag No: 620, under R.S. Khatian No: 141, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086, within the limits of Ward No: 101, Borough No: XI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

14 JAN 2025

Sujoy Deb

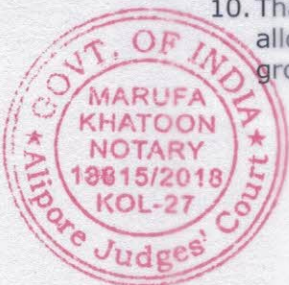




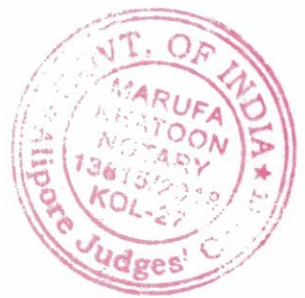
1. That Arati Chowdhury has the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st March, 2027.
4. That seventy 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
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.

Surjo Deb

Deponent



14 JAN 2025



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 14th day of January, 2025.

Signature

Deponent

Identified by me

Signature Attested
on identification
Signature
MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
Alipore Judges' Court

Debasish Chowdhury
Debasish Chowdhury
Advocate Advocate
Alipore Judges' Court, Kol-700 027
WB/929/1983



14 JAN 2025