



AR 244605

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Debasish Banerjee being representative for the promoter of the proposed project vide its authorization dated 08/08/2024.

I, Debasish Banerjee S/o Phanindranath Banerjee aged 67 years R/o Gupta Coloni, Chakraborty Para, P.O.- Nabapally, P.S.- Barasat, District- North 24 Parganas, Kolkata- 700126 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Ram Avtar Agarwal and 10 others have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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.

✓

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.I.s' Court
3 Bankshall Street
Kolkata-700001

10 AUG 2024

59715

24 MAY 2024

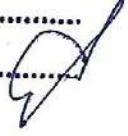
RAJIB KR. MONDAL
Saidah Bar Association
Criminal & Civil Court at
Kolkata - 700 014

S.L. NO..... Sold To.....

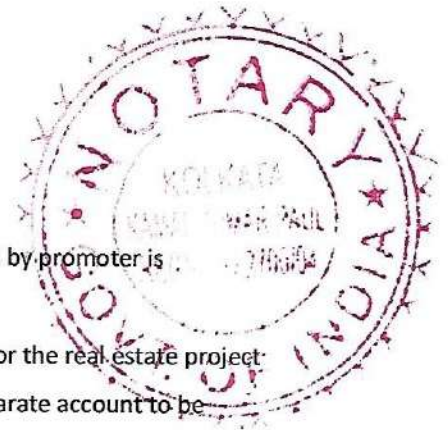
Rs..... Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

.....
Issue Date..... Sign..... 

24 MAY 2024



3. That the time period within which the project shall be completed by promoter is 31/12/2030.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

ROBUST NIRMAN LLP

Debasish Banerjee

Deponent **Partner**

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 10th day of August.

Deponent

Identified by Me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.M. Court Kolkata

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regn. No. 2700/04
C.M.M. Court
2 & 3 Bankshall Street
Kolkata-700001

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

Kamal Kumar Paul
KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn. No.-2700/04

10 AUG 2024