



अभिषेक पश्चिम बंगाल WEST BENGAL

02AC 062168

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. KAMAL DAS** [PAN NO. ADWPD1069K] [AADHAR NO. 7644 1573 2461], Husband of Smt. Sucharita Das, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at 76/1, Selimpur Road, P.O.- Dhakuria & P.S.- Garfa, Pin Code - 700031, in the District of Kolkata, West Bengal, partner of "SPANDAN INFRA PROJECTS LLP" and being the promoter of the proposed project.

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SPANDAN INFRA PROJECTS LLP

Kamal Das

Partner



I, Kamal Das, Partner of "SPANDAN INFRA PROJECTS LLP" office address is 70B/1, Salimpur Road, Spandan Tulip, 3rd Floor, Dhakuria, Kolkata - 700031 and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed 50A, Maharaja Tagore Road, PS- Lake, P.O.- Dhakuria, Ward No.- 92, Kolkata - 700045, project name is "Spandan Iris"

AND

a legally valid authentication of title of such land 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 promoters is 24 Months. (i.e. 31.12.2026)

4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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

SPANDAN INFRA PROJECTS LLP

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Partner

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8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

SPANDAN INFRA PROJECTS LLP

Kamal Das
Partner

Deponent

The contents of the 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 6th day of ~~November~~, 2024.

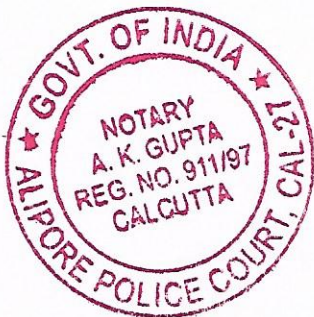
SPANDAN INFRA PROJECTS LLP

Kamal Das
Partner

Deponent
Identified by me

Solemnly Affirmed
Declare Before Me
on Identification

A.K. Gupta
(A. K. GUPTA)
NOTARY
GOVT. OF INDIA
Regn. No.-911/97



06 NOV 2024

Sayantan Dey
Advocate
SAYANTAN DEY
ADVOCATE
ALIPORE JUDGES' COURT, KOL-27
Registration No WB-706/02