

भारतीय गैर न्यायिक

बीस रुपये

रु 20

Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Before the Notary
Govt of West Bengal
Durgapur
District-Paschim Bardhaman

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. BISWAJIT GOSWAMI**, duly authorized by the promoter of the proposed project "RUDRA APARTMENT - PHASE 4", vide his authorization date 7th July 2024

I, **Mr. BISWAJIT GOSWAMI** duly authorized by the promoter of the proposed project "RUDRA APARTMENT - PHASE 4", do hereby solemnly declare, undertake and state as under:

1. That **RUDRA APARTMENT - PHASE 4** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners are **PRABAL BARAN CHATTERJEE, SHAIBAL CHATTERJEE** and **Mr. SOUMEN MISHRA** along with an authenticated copy of development agreement deed no. 23230601952 Dtd. 23rd March 2022 at ADSR Durgapur and power of attorney deed no. 230605140 Dtd. 27th May 2022 at ADSR Durgapur between such owners and promoter for development of the real estate information are enclosed herewith.

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **10/09/2027**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

RUDRA CONSTRUCTION

Brought forward
Deponent
Partner

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 27/1 on this Jan day of 2025

IDENTIFIED BY ME



RUDRA CONSTRUCTION

Brought forward
Deponent
Partner

Solemnly Affirmed & Subscribed
Before me on Identification

ABDUL HQUE, NOTARY
Durgapur, Paschim Bardhaman
Regd. No. 003/2023, Govt. of W.B.

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