



पश्चिम बंगाल WEST BENGAL



02AC 803159

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 Sri Chinmoy Kar, Partner of M/s. TFG CORPORATE, promoter of the proposed project **396, WEST RAJAPUR** at Premises No - 396, West Rajapur, under WARD NO - 102, BOROUGH - XII, of KMC, P.S. - JADAVPUR, KOLKATA - 700032, WB, India

I, Chinmoy Kar, Partner of M/s. TFG CORPORATE, promoter of the proposed project **396, WEST RAJAPUR** at Premises No - 396, West Rajapur, under WARD NO - 102, BOROUGH - XII, of KMC, P.S. - JADAVPUR, KOLKATA - 700032, WB, India do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. TFG CORPORATE has a legal title/right to the land on which the development of the project is proposed via Joint Development with the Land Owner namely Sri Sayak Das, being Deed No. 163000300 of 2024, registered at the Office of DSR - V, 24 Pgns (S)
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2025

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M' s. Court
Kolkata - 700 001

22 JAN 2025

4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in 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 authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the 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.

Chinmoy Kar
Deponent

Verification

I, Chinmoy Kar Son of Charu Chandra Kar Resident of F-15, Katjunagar Colony, Kolkata - 700032 do solemnly affirm that 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 22nd day of January, 2025

Identified by me
Narayan Ch. Saha

Advocate

CJM Court, Kolkata-1
Enrollment No. WB/305/1988

Chinmoy Kar
Deponent

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

22 JAN 2025