

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

बंगाल WEST BENGAL

AC 143460

FORM-B
[See rule 3(4)]AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Paresh Rungta duly authorized by the promoter of the proposed project 66 Parbati Ghosh Lane vide its authorization dated 12th June 2025.

I, Paresh Rungta S/o Pramod Kumar Rungta aged 36 R/o 193, Bagmari Road Kankurgachi, Kolkata-700054 duly authorized by the promoter of the proposed project 66 Parbati Ghosh Lane, do hereby solemnly declare, undertake and state as under:

1. That /I promoter has/have a legal title to the land on which the development of the project is proposed
OR
That M/s. Hulbert Realty Pvt. Ltd. has 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.
3. That the time period within which the project shall be completed by promoter is (31st December 2025).

14 JUN 2025

N. DASGUPTA

Notary

Regn. No. 006/2022
3, Bankshal Street
Calcutta-700001

Sl. No. 19430

Sold to *Hutbert Realty Pvt Ltd*
Address *55- Park St, Ghatash Lane*

Roll-700 007

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only

Issue Date: Sign: 

09 JUN 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For HULBERT REALTY PVT. LTD.

Ram R

DIRECTOR

Deponent

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 12th day of June 2025.

For HULBERT REALTY PVT. LTD.

Ram R

DIRECTOR

Deponent

Identified by me
Soma Dutta
Soma Dutta
Advocate
C.J.M Court, Kolkata-1
Regn. No.-F-1496/21

N. Dasgupta
N. DASGUPTA
Notary
Regn. No. 006/2022
3, Bankshal Street
Calcutta-700001

SOLEMNLY AFFIRMED
&
Declared Before me
an Identification Adv.
N. Dasgupta
NOTARY
N. DASGUPTA, Reg. No. 006/2022
CJMS' Court, Govt. of W.B.

14 JUN 2025