



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AC 221144

6819/25
61/25
SL.NO

FORM-B
[See rule 3(4)]

NOTARY, (GOVT. OF INDIA)
TAMUK - PURBA MEDINIPUR

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Subrata Kumar Das duly authorized by the promoter of the proposed project Sefali Complex Block C vide its authorization dated 06/11/2025.

I, Subrata Kumar Das S/o Hari Sadhan Das aged 50 years R/o Village- Dakshin Mechogram, P.O. - Uttar Mechogram, P.s.- Panskura, Dist.-Purba Medinipur, W.B. Pin - 721139 duly authorized by the promoter of the proposed project Sefali Complex Block C, do hereby solemnly declare, undertake and state as under:



1. That (1) DR Sushil Kumar Maiti (2) DR Asim Kumar Maiti (3) Sri Suprabhat Maiti 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 15-10-2030.
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.

NISITH KUMAR MAITI,
NOTARY (GOVT. OF INDIA)

Under the Notary's Act, Reg. No. 839
For the District Medinipur
Tamuk, Purba Medinipur, W.B.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

ক্রমিক নং ৪৩ ইং তারিখ ৪/১১/২০১৮

মঃ ১০-৮৮ ঢাকা মহানগর

ফ্রেতার নাম সৈয়দুল ইসলাম

সার ১৬৩৮ ডিঃ সৈয়দুল ইসলাম

পোষ্ট ১

থানা সৈয়দুল ইসলাম জেলা সৈয়দুল ইসলাম

ডী সৈয়দুল ইসলাম ডিভার

অতিরিক্ত জেলা সার সৈয়দুল ইসলাম সার সৈয়দুল ইসলাম

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
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.

Deponent

SEFALI COMPLEX
Gurukul Kumar Das
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 *Tamiruk*

on this 06 day of 11/2025.

Deponent

SEFALI COMPLEX
Gurukul Kumar Das
Partner

Deponent is identified and has signed affidavit on oath before me on this date

Nisith Kumar Maity

NISITH KUMAR MAITY
NOTARY (GOVT OF INDIA)
Under the Notaries Act. (Reg. No.-926)
For the District Medinipur
Tamluk, Purba Medinipur, W.B.

6.11.25

IDENTIFIED BY
Kamal Kr Rana
KAMAL KR RANA
ADVOCATE
TAMLUK JUDGE COURT