

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

भारत



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before the Notary  
Govt. of West Bengal 1AA 858992  
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. SURENDRANATH BANERJEE** (Promoter) s/o Chandranath Banerjee, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at Punabad Plot, Gopalmath, Durgapur - 713217, District-Paschim Bardhaman, West Bengal and promoter of the proposed project "URBAN HEIGHTS" to be developed at N/50, G.T. Road, Gopal Math, PS: Durgapur, Durgapur - 713217, Paschim Bardhaman, WB;

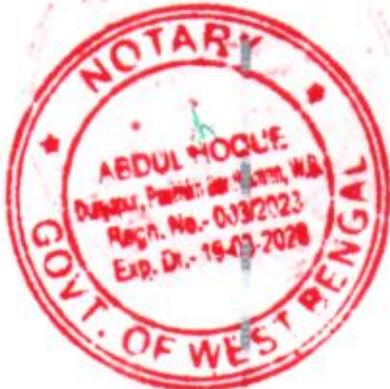
I, **Mr. SURENDRANATH BANERJEE** (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I **Mr. SURENDRANATH BANERJEE** (Promoter) have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the arrangement between such owner and promoter for development of the real estate project is 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 **30/06/2028**.
4. The seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I, **Mr. SURENDRANATH BANERJEE** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I, **Mr. SURENDRANATH BANERJEE** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I, **Mr. SURENDRANATH BANERJEE** (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.



URBAN GALAXY INDIA PRIVATE LIMITED  
*Surenranath Banerjee*  
Deponent  
Director

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 *8th* on this *January* day of *2024*  
URBAN GALAXY INDIA PRIVATE LIMITED  
*Surenranath Banerjee*  
Deponent  
Director

IDENTIFIED

ADVOCATE

*Abdul Hoque*  
ABDUL HOQUE, NOTARY  
Durgapur, Paschim Bardhaman  
Regn. No. - 003/2023, Govt. of W.B.

08 JAN 2024