



पश्चिमबंगाल न्यायिक न्यायालय WEST BENGAL

74AB 412614

Before the Notary
Govt. of West Bengal
Burdwan District
Durgapur

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

I, **CHANDAN POBI**, duly authorized by the promoter of the proposed project "**PADMA HEIGHTS**".

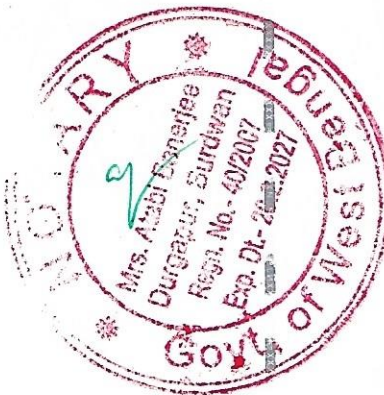
I, **CHANDAN POBI** duly authorized by the promoter of the proposed project "**PADMA HEIGHTS**", do hereby solemnly declare, undertake and state as under:

1. That **CHANDAN POBI** proprietor of **PADMA CONSTRUCTION** 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 **Sri BARUN GHATAK** and **Smt SUBHA CHAKRABORTY** along with an authenticated copy of development agreement document No. 010204687 for the year 2023 and power of attorney document No. 010203518 for the year 2025 executed between such owner and promoter for development of the real estate project is enclosed herewith.

Contd.....P/2



(Signature)
(Adm)

Chandan Pobi

(Signature)

11 8 SEP 2025

:: 2 ::

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 **16/09/2028**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

PADMA CONSTRUCTION

Chandan Pobi

Proprietor

Deponent

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 Durgapur on this 18th day of September, 2025

Identified by me

Supratim Roy

SUPRATIM ROY
Advocate
En. No.-WB/564/2005

PADMA CONSTRUCTION

Chandan Pobi

Deponent

Proprietor

Solemnly Affirmed & Declared
before me on Identification

Ashley Banerjee
Mrs. A. Banerjee, Notary
Durgapur, Burdwan, W.B.
Regd. No.-402007 Govt. of W.B.

11 8 SEP 2025