

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10

भारत

TEN  
RUPEES  
Rs.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

KOLKATA  
REKHA TEWARI  
Regn. No.  
10288/13

06AC 235709

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 Shri Anjan Das S/o Shri Alok Kumar Das ,aged about 37 years, by caste - Hindu, by occupation-Business, residing at Village-Sagar Apartment ,Flat No.A and B ,1<sup>st</sup> Floor, Basudevpur, Haldia (M), Khanjanchak, PurbaMednipur (Jibanananda Das Nagar) P.O. Khanjanchak, P.S.-Durgachak, District- Purba Mednipur, West Bengal-721602duly authorized by the other Partner of the Partnership namely Das & Sons Realty( herein after referred to as Promoter) promoter of the proposed project "Emerald Tower Medinipur" vide their authorization dated 30/12/2021;

I, Shri Anjan Das promoter and partner of the proposed project do hereby solemnly declare, undertake and state as under:

- That I/We the promoter have entered into development agreement with 1) Shri Sumita Chowdhury and 2) Smt. Syed Babar Rashid who possess 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 agreement between such owner and promoter for development of the project is enclosed herewith.

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

11 APR 2025

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<sup>st</sup> October 2027.
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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in that the withdrawal is in proportion to the percentage of completion of the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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made 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.

**Das & Sons Realty**  
*Anjan Das*

**Partner**  
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 11<sup>th</sup> day of April 2025.

**Das & Sons Realty**  
*Anjan Das*

**Partner**

**SHIV SHANKAR SHARMA**  
*Shiv*  
Advocate  
High Court, Calcutta  
Enrolment No. F/4910/4338/2021

**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288M3  
C.M.M's. Court  
Kolkata - 700 001

**SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION**

*REKHA TEWARI*  
NOTARY  
11 APR 2025

