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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Before The Notary Public

FORM 'B'

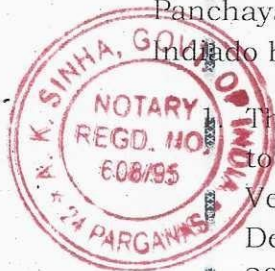
[See rule 3(4)]

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 Sri Babul Das, Proprietor of M/s. DAS CONSTRUCTION promoter of the proposed project "**18, CHAK GARIA**" at 18, Chak Garia, PO – Baghajatin Park, PS – Panchayasar, Kolkata – 700094, under Ward No. 109 of Borough – XII of KMC, WB, India

I, Babul Das, Proprietor of M/s. DAS CONSTRUCTION promoter of the proposed project "**18, CHAK GARIA**" at 18, Chak Garia, PO – Baghajatin Park, PS – Panchayasar, Kolkata – 700094, under Ward No. 109 of Borough – XII of KMC, WB, India do hereby solemnly declare, undertake and state as under:



That I/My Firm M/s. DAS CONSTRUCTION (promoter) has a LEGAL RIGHT to the land on which the development of the project is proposed via Joint Venture Agreement with Smt Kalpana Karmakar (Land Owner) via Joint Development Agreement dated 17th June, 2022, being No. 163003309 of 2022, registered at the office of the D.S.R. – V, South 24 Parganas.


19 JUL 2024

1089

- 5 JUL 2024

No.
Name.....
Address.....
Rs. 10

B. C. LAHIRI
Advocate
Alipore Police Cour
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipor Police Cour
Kolkata-700 027



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 31-12-2026
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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been 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.



Babul Das.

Deponent

Verification

I, Babul Das, Son of Makhanlal Das Resident of 9/A, Canal Road North, Santoshpur, Kolkata - 700075, do solemnly affirm that 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 19th day of July, 2024

Solemnly Affirmed & Declared
before me on Identification

(Signature)

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

Babul Das.

Deponent

Identified by me

(Signature)
Advocate

19 JUL 2024