



पश्चिम बंगाल WEST BENGAL

04AC 772264



Before the Notary Public
West Bengal Taxation Tribunal



FORM 'B'

[See rule 3(4)]


DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **RAHUL NAG** (PAN: ADIPN9419P) Promoter and Partner of the proposed project "SWAPNA NIVAS"

I, **RAHUL NAG** (PAN: ADIPN9419P) Promoter and Partner of the proposed project /duly authorized by the Partners do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

04 FEB 2025


ATTESTED
Goutam Chakrabarty
Notary, West Bengal
Taxation Tribunal
Reg. No. 098/2022



3. That the time period within which the project shall be completed by me /promoter is 16.09.2024
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.

Deponent Rahul Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Identified by:

MANOJ BASU
Advocate
Enrollment No.-F-247/2006
Bikhan Nagar Court
Kolkata 700 091

Verified by me at Kolkata on this 4th day of February, 2025.

Solemnly affirmed and declared
before me on Identification

ATTESTED
Goutam Chakrabarty
Notary, West Bengal
Taxation Tribunal
Reg. No: 898/2025

Anamika Swarnakar
Adv.
Judge's Court, Barasati.
04 FEB 2025