

পশ্চিমবংগ पश्चिम बंगाल WEST BENGAL

89AB 024357

SLNG 559 DATE 24/01/224



## Before the notary public at Purulia

FORM 'B'

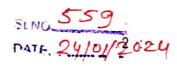
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANYPESON AUTHORISED BY THE PROMOTHER

## Affidavit cum Declaration

Affidavit cum Declaration of NIRMAL DUTTA, Son of Panchanan Dutta, by occupation-Business, by faith- Hindu, by Nationality- Indian, residing at Purulia Municipality Ward No -05, Huchukpara, Dutta Vila, P.O.- Purulia (H.O), P.S. – Purulia Town, Dist. – Purulia, Pin- 723101, West Bengal, Partner of the firm under the name and style of BHOLEYBABA BUILDER & DEVELOPER a Partnership firm having its registered office at Purulia Municipality Ward No -05, Huchukpara, Dutta Vila, P.O.- Purulia (H.O), P.S. – Purulia Town, Dist. – Purulia, Pin-723101, West Bengal, promoter of the proposed of the Project namely "HEMANTA ENCLAVE".

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- I, <u>NIRMAL DUTTA</u> promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
- 1. That We/l / promoter have /has a legal title to the land on which the development of the project is proposed

OR

"HEMANTA ENCLAVE" have/has 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 real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

- 3.That details of encumbrances: I am absolute recorded owner in respect of lying and situated at <u>ALL THAT</u> piece or parcel of land admeasuring 16 (Sixteen) Decimal i.e. 7,200.00 Sq. Ft. (more or less) lying and situated at Mouza Purulia, J.L. No. 02 in respect of R.S. Plot No. 5547 under R.S. Khatian No. 26 within the ambit of Ward No. 05, within the local limits of Purulia Municipality, within Purulia Town Police station in the District of Purulia, and have all rights, title, interest or name of any party in or over such land. That the time period within which the project shall be completed by me/promoter is 31-03-2026.
- 4. That seventy per cent of the amount 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 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.
- 7. 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 I s in proportion to the percentage of completion of the project that I/ promoter shall get the accounts audited within six months after the end of every financial year by a charteredaccount 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.

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- 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.

Deponent

Nigural Dube.

## 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 Purulia on this \_\_\_\_\_ Day of\_\_\_\_\_, 2023.

Identify by me:

Under Notaries Act Solemnly Affirm / Sworn

Zharday of smy Zoly Ni RMCL Delig SONIO panchonan hula

Who is Identified by ... S. S. W. A. W. LAL MOHAN MAHANT

Nigmal 1911 An.
Deponent Souther Sinder Advocator