

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



76AB 161370  
Before the Notary  
Govt. of West Bengal  
Paschim Bardhaman 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

Affidavit cum Declaration of Sri SURJA SEKHAR BANERJEE, duly authorized by the promoter of the proposed project "SUNSHINE APARTMENT", vide his authorization date 23<sup>rd</sup> May 2024

I, Sri SURJA SEKHAR BANERJEE duly authorized by the promoter of the proposed project "SUNSHINE APARTMENT", do hereby solemnly declare, undertake and state as under:

1. That SUNSHINE APARTMENT 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 owner (1) Mr. MRITYUNJOY MUKHERJEE along with an authenticated copy of development agreement deed no. 230601841 Dtd. 3<sup>rd</sup> March 2023 at ADSR Durgapur (2) Dr. SUKANTA MUKHERJEE and Ms. SRIJANI MUKHERJEE along with an authenticated copy of development agreement deed no. 190101842 Dtd. 8<sup>th</sup> March 2023 at ARA-I Kolkata and power of attorney deed no. (1) 230602816 Dtd. 31<sup>st</sup> March 2023 at ADSR Durgapur (2) 190101852 Dtd. 8<sup>th</sup> March 2023 at ARA-I Kolkata between such owner and promoter for development of the real estate information are enclosed herewith.

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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 **30/09/2028**.
4. The seventy per cent of the amounts realized by promoter for the real estate project from the allowttees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For Maa Kali Developers  
Sura Sekhar Banerjee

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 9/11 on this Dec day of 2024

For Maa Kali Developers  
Sura Sekhar Banerjee

Partner  
Deponent



IDENTIFIED BY ME  
Joy Roy  
ADVOCATE

Mr. Monobrota Roy, Notary  
Durgapur, Paschim Bardhaman, W.B.  
Regn. No. - 111/2022

DEC 2024