पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 37AA 778454

NOTARY KOLKATA RAJESH KUMAR BAJPAI REGN. NO. 13780/18 GOVT. OF INDIA

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FORM 'B'

[Sec Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI BISWAJIT PODDAR [PAN: No. AVAPP0011D],** Authorized Signatory and Constituted Attorney of **M/S. PODDER ASSOCIATES**, Promoter of the proposed project **"JOSHADA BHAVAN"** lying and situated at Mouza – Radhanathpur, J.L. No. 8, R.S. & L.R. Dag No. 642, R.S. Khatian No. 60, L.R. Khatian No. 4362, R.S. No. 134, Touzi No. 3027, within the local limits of Bidhannagar Municipal Corporation, under Ward No. 10, Holding No. AS/461 (25/10), Block – D, Police Station – Baguiati, District: North 24 Parganas, Kolkata – 700059, West Bengal, India.

I, **SRI BISWAJIT PODDAR [PAN No.: AVAPP0011D],** Authorized Signatory and Constituted Attorney of **M/S. PODDER ASSOCIATES,** Promoter and Developer of the proposed project

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

02 APR 2025

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মোকাম- জয়নগর এ. ডি. এস. আর অফিস

জেলা- দঃ ২৪ পরগণা

ক্রেতার নাম..... Poddar Al Saeduzzaman

সাকিম..... D. B. Nagar

মূল্য..... 20৮ Roll - 59

ভেণ্ডার- মৃনাল মিত্র

স্বাক্ষর.....

NOTARY
KOLKATA
RAJESH KUMAR BAJPAI
REGN. NO. 13780/18
GOVT OF INDIA

"JOSHADA BHAVAN" lying and situated at Mouza – Radhanathpur, J.L. No. 8, R.S. & L.R. Dag No. 642, R.S. Khatian No. 60, L.R. Khatian No. 4362, R.S. No. 134, Touzi No. 3027, within the local limits of Bidhannagar Municipal Corporation, under Ward No. 10, Holding No. AS/461 (25/10), Block – D, Police Station – Baguiati, District: North 24 Parganas, Kolkata – 700059, West Bengal, India do hereby solemnly declare, undertake and state as under:-

1. That **M/s. PODDER ASSOCIATES (PROMOTER)** have a legal title to the land on which the development of the proposed project is to be carried out.

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

3. That the time period within which the project shall be completed M**/s. PODDER ASSOCIATES / PROMOTERS is 25.10.2027.**

4. That seventy (70) per cent of the amounts realized by **M/s. PODDER ASSOCIATES** 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.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
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02 APR 2025

7. That We/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 in compliance with the proportion to the percentage of completion of the project.

8. That We / promoter shall take all the pending approvals on time, from the competent authorities.

9. That We / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We / 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.

PODDER ASSOCIATES
Partner

Deponent

Verification

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

Verified by me at Kolkata on this 2nd day of April, 2025.

PODDER ASSOCIATES
Partner

Deponent

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

Identified by me
Narayan Ch. Saha
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM, Court. Kolkata, W.B.

02 APR 2025