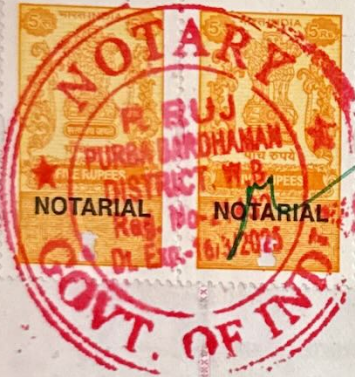


SL No. 4351 DL 25 SEP 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

93AB 423457



Tarun Kumar Roy

Signed in my presence
& Identified by me.

Advocate

Before The Notary Public at Burdwan

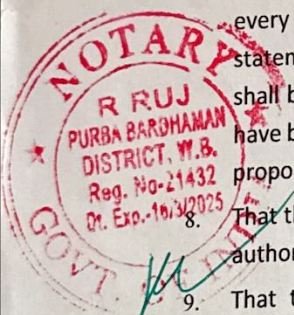
Affidavit cum Declaration

Affidavit cum Declaration of **TARUN KUMAR ROY, S/o – Nimai Chand Roy**, by faith – Hindu, by Nationality – **INDIAN**, by Occupation – Business, residing at 298 G T Road, Jora Mondir, Gitanjali apartment, P.O. Burdwan, Burdwan, Pin – 713101, Pan – ADRPR2790Q; do hereby solemnly declare, undertake and state as under:

RISAV RUJ
NOTARY
KHALUIBILL MATH, 2nd LANE
PURBA BARDHAMAN DISTRICT, W.B.
REGD. NO-21432

25 SEP 2024

1. That the promoters have a legal title by a **Development Agreement with Development Power of Attorney** to develop the land which belongs to **SANDIP KUMAR DEY AND MOUSUMI DEY** on which the development of the proposed project "**MOUSUMI APARTMENT**" is to be carried out 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.
3. That the time period within which the project shall be completed by the promoter is 21/11/2026.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



[Signature]

Deponents
Signed in my presence
& Identified by me.
[Signature]
Advocate

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified by me at Burdwan on this 27th day of August, 2024.

RISAV RUJ
NOTARY
KHALIBILL MATH, 2ND LANE
PURBA BARDHAMAN DISTRICT, W.B.
REGD. NO-21432

25 SEP 2024

[Signature]

Deponents

Signed in my presence
& Identified by me.
[Signature]
Advocate

Swarnaj Kr. Mukhopadhyay
Advocate, Burdwan Dist. Court
Enrolment No-WB/442/1995