



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL FORM 'B'

16AC 863690

[See Rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. AMARNATH KARMAKAR duly authorized by the promoter of the proposed project "NATRAJ RESIDENCY", vide its/his/their authorization dated 15-December-2025.

I Mr. AMARNATH KARMAKAR duly authorized by the promoter of the proposed project "NATRAJ RESIDENCY", do hereby solemnly declare, undertake and state as under:

1. That Rabindra Narayan Bhattacharjee, Sachindra Narayan Bhattacharjee and Somendra Narayan Bhattacharjee has a legal title to the land on which the development of the proposed project is proposed to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

*T. K. Kuri*  
25/2/26  
TAPAS KANTI KUIRI

Serial No. 1405  
Date 25.2.2019

2. That the said land is free from all encumbrances.  
3. That the time period within which the project shall be completed by me/promoter is 30.06.2028.

4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allotter's, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 any grounds.

Under the Notaries Act, 1954  
I solemnly affirm/Sworn  
before me this 25th day of February 2019  
by Amarnath Ram Mohan  
S/o. W/o. Shihel Ram Mohan  
Who is identified by R. G. Sarin

TAPAS KANTI KUMAR  
NOTARY PUBLIC  
Govt. of West Bengal, Purulia

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has

Signature of the deponent identified by me  
Rahul Sarin  
ADVOCATE

SHRI NATRAJ CONSTRUCTION  
Anand Bahadur Kumbhar  
Deponent Partner