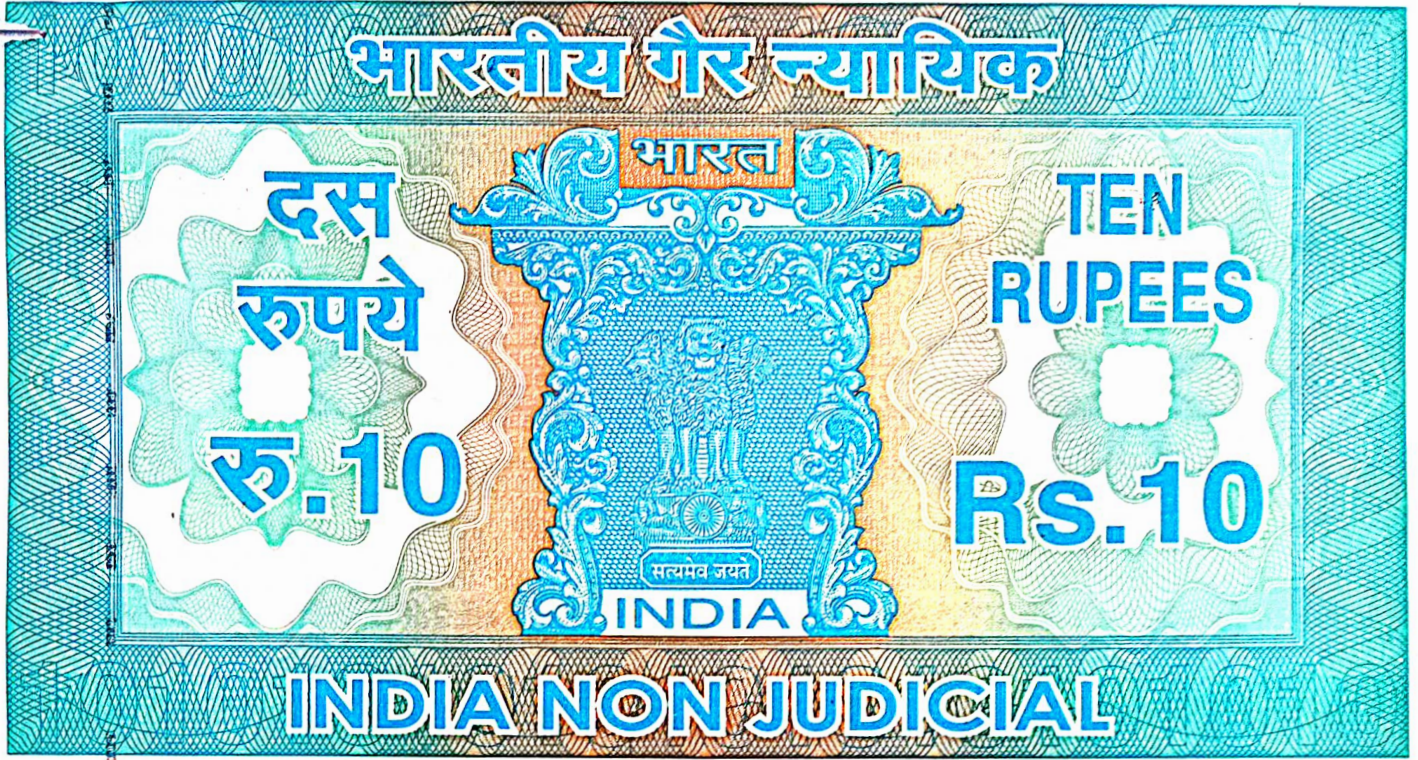




अभिषेक पश्चिम बंगाल

BEFORE THE NOTARY PUBLIC
AT CHANDANNAGAR U5AC 504429

Ref. 107.
Date 01.10.2024



FORM 'B'
[See rule 3(2)]

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 Sandipan Choudhury, (PAN: AWOPC0894L) son of Sri Subir Krishna Choudhury age about 35 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at Rash Behari Avenue, Bagbazar Station Road, P.O. & P.S.- Chandannagar, District- Hooghly, Pin-712136, Partner of the promoter (DTS DEVECO) of the proposed project "DTS VILLA" situated at Holding No.724, Chandannagore Station Road, Ward No.10 under Chandernagore Municipality, Dist. Hooghly, P.O. & P.S.- Chandannagar, Pin Code-712136, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated/09/2024;

I, Sandipan Choudhury, Partner of the (promoter) DTS DEVECO having PAN No: AASFD0121 Hand registered office at Holding No.724, Bagbazar Station Road, Chandannagar, Ward No.10, P.O. & P.S.- Chandannagar, District- Hooghly, Pin Code- 712136, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOOGHLY

01 OCT 2024



DTS DEVECO
Partner

Sri Subir Krishna Choudhury(PAN-ACZPC3472B), son of Late Sriman Krishna Choudhury, by Occupation- Retired, by Faith Hindu, by Nationality Indian, residing at Rash Behari Avenue, Bagbazar Station Road, P.O.& P.S. Chandannagar, District- Hooghly, Pin Code- 712136 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.

3. That the time period within which the project shall be completed by us/promoter is 31-10-2025.

4. That seventy percent of the amounts realised by us/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 schedule 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, 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.



DTS DEVECO
[Signature]

Deponent

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 Chandernagore on this day of September, 2024

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOOGHLY

*Solemnly Affirmed &
Declared Before Me*

A. K. Ghosh
NOTARY
Chandernagore

01 OCT 2024



Deponent

DTS DEVECO
[Signature]

Subir Krishna Choudhury
Adv. 01/09/24