

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL Govt of West Bengal
Durgapur
FORM 3 Paschim Bardhaman
31AA 822373

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 **WE, 1. MR. SANTANU KUMAR ROY** Son of Pramotha Nath Roy, aged about 46 years, by Nationality- Indian, by faith- Hindu, by occupation- Business resident of Taliganj Road, Faridpur, Durgapur-13, Bhiringi, Dist- Paschim Bardhaman, Pin- 713213 and

2. MR. SUBHOJIT DAS Son of Pradip Kumar Das, aged about 27 Years, by Nationality- Indian, by faith- Hindu, by occupation- Business resident of 24 Khudiram Sarani, Saradapally, Benachity, Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin- 713213, , and promoter of the proposed project "**PAPA GORILLA PHASE I, TOWER I**" to be developed at B5/20Milan Pally, P.O-Durgapur 03, P.S- Durgapur, Dist- Paschim Bardhaman, Pin- 713203, W.B.

WE, MR. SANTANU KUMAR ROY&MR. SUBHOJIT DAS(Promoter) of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That **WE, MR. SANTANU KUMAR ROY&MR. SUBHOJIT DAS** (Promoter) have 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 arrangement 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 promoter is **31.03.2027**.
4. The seventy percent of amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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.
7. That **WE, MR. SANTANU KUMAR ROY&MR. SUBHOJIT DAS** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That **WE, MR. SANTANU KUMAR ROY&MR. SUBHOJIT DAS** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



9. That **WE, MR. SANTANU KUMAR ROY & MR. SUBHOJIT DAS** (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.

PAPA GORILLA
Santanu Roy
Partner's

PAPA GORILLA
Subhojit Das
Partner's
Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and noting material has been concealed by me there from.

Verified by me at 11th day of December, 2024.

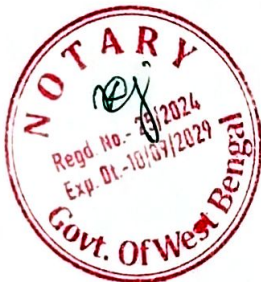
Identified by me

[Signature]
Advocate

PAPA GORILLA
Santanu Roy
Partner's

PAPA GORILLA
Subhojit Das
Partner's
Deponent

[Signature]
Kalpana Chatterjee, Notary
Durgapur, Paschim Bardhaman
Regd. No. 25/2024
KALPANA CHATTERJEE
NOTARY



11 DEC 2024