



पश्चिम बंगाल WEST BENGAL FORM B KOLKATA REKHA TEWARI Regn. No. 10288/13 09AC 999604

[See rule 3(4)]

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 Debasis Samanta, Partner of M/s. SAMANTA HOUSING DEVELOPER promoter of the proposed project named BIJAYA at Holding No-115/2, Ward No- 15, Mahalla- Mear Berh, Under Burdwan Municipality, PS - Burdwan, Dist - Purba Bardhaman, PIN - 713103, Wb, India

I, Debasis Samanta, Partner of M/s. SAMANTA HOUSING DEVELOPER promoter of the proposed project named BIJAYA at Holding No-115/2, Ward No- 15, Mahalla- Mear Berh, Under Burdwan Municipality, PS - Burdwan, Dist - Purba. Bardhaman, PIN - 713103, Wb, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. SAMANTA HOUSING DEVELOPER has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely 1) SRI SWAPAN DAS , S/O- BASANTA DAS, 2) MALLICKA PAUL, W/O - LATE MANINDRA KISHORE PAUL, 3.) SM. MANJU RAY, W/O- JIBANMOHAN RAY, 4.) SM. ANJALI DAS, W/O- LATE SUNIL RATAN DAS, 5.) SRI PROSANTA DAS, S/O- LATE SUNIL RATAN DAS, 6.) SRI SUSANTA DAS, S/O- LATE SUNIL RATAN DAS, 7.) SMT. PAPIYA GUHA, W/O SRI NARAYAN GUHA, 8.) SMT. MINATI DAS, W/O- LATE SANTOSH DAS, 9.) SRI SUMAN DAS, S/O- LATE SANTOSH DAS, 10.) SMT. SUMAN BANIK ,W/O- SRI APURBA BANIK, being Deed No. 020304639 of 2020, registered at the Office of the ADSR Burdwan

REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M. Court
Kolkata-700001

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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 01-09-2028
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

Debasis Samanta
Deponent

Verification

I, Debasis Samanta Son of Kalicharan Samanta, by Faith – Hindu, By Occupation – Business, Resident of Golaghat, Shankari Pukur, Bardhamman, PIN – 713103, WB, India, do solemnly affirm that 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 Kolkata on this 15th day of September, 2025

Debasis Samanta
Deponent

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

REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M's. Court
Kolkata-700001

SOLENNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

16 SEP 2025