

SL. NO.....

97/25

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FROM_B

See rule 3(4)



335534

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

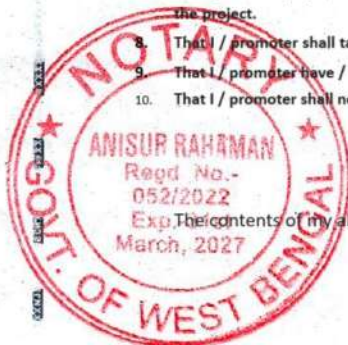
GOVERNMENT OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of SRI PRASHANTA DAS, Developer of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date 24/03/2025

I SRI PRASHANTA DAS residing at 12E, South Sinthee Road, commonly known as Ganpati Sur Sarani, PO & PS- Sinthee, Kolkata-700050, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

- 1) SRI BISWANATH MITRA residing at 6, Shyam Nagar Road, PO- Bangur Avenue, PS- Dum Dum(old), Nager Bazar(new), Kolkata-700055, has a legal title to the land on which the development of the project is proposed 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 me/promoter is 31/07/2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on file, from the competent authorities.
9. That I / promoter have / has furnished such information as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee in the allotment of any apartment, plot or building, as the case may be, on any grounds.

Signature Attested
on authentication
by the LL. Advocate

Verification

ANISUR RAHAMAN
NOTARY
South Sinthee
Regd. No.-052/2022
Alipore Court
Govt. of West BengalThe 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 04/06/2025

04 JUN 2025

PROJECTION REALTY

Prashanta Das

Partner