

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 864256

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA. 700 027

FORM B

[See rule 3(4)]

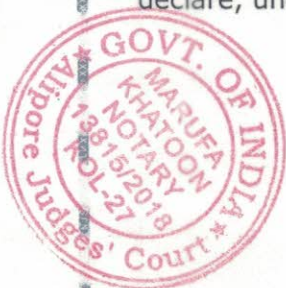


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sovan Bhattacharjee promoter of the proposed project;

I, Sovan Bhattacharjee, son of Pabitra Bhusan Bhattacharjee, residing at 147, Bidhan Pally, P.O: Garia, P.S: Bansdrani, Kolkata: 700084 being the Proprietor of "M/s. S. B. CONSTRUCTION", having its registered office at 147, Bidhan Pally, P.O: Garia, P.S: Bansdrani, Kolkata: 700084 do hereby declare that M/s. S. B. CONSTRUCTION is the promoter of the project, i.e., "SACHINDRA APPARTMENT" constructed at Premises No: 89, Bidhan Pally under E.P. No: 156, S.P. No: 104, C.S. Dag No: 116 (P), Mouza: Kamdahari, J.L. No: 49, P.O: Garia, P.S: Bansdrani, Kolkata: 700084, within the limits of Ward No: 111, Borough No: XI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:



Signature Attested
on identification

[Signature]
MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
Alipore Judges' Court

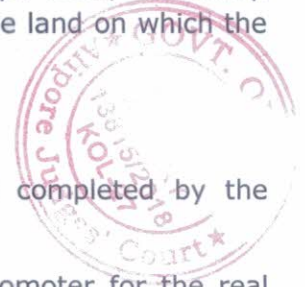
Sovan Bhattacharjee

Identified by me

[Signature]
Debasish Chowdhury
Advocate
Alipore Judges' Court, Kol-700027
WR/929/1983

29 AUG 2024

1. That Pinaki Banerjee, Manju Banerjee, Reba Mukherjee Alias Uma Mukherjee, Debraj Banerjee, Uma Banerjee, Samrat Banerjee, Somtapa Nath, Chiradeep Banerjee and Trina Chattopadhyay have the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st December, 2027.
4. That seventy per cent of the amounts realized by the 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Signature Attested
on identification
Marufa Khatoon
MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
Alipore Judges' Court

Sovan Bhattacharya

Deponent

Identified by me

Debasish Chowdhury
Debasish Chowdhury
Advocate
Alipore Judges' Court, Kol-700027
WB/929/1983

29 AUG 2024



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 27th day of August, 2024.

Sorav Bhattacharya

Deponent

Identified by me

Advocate



29 AUG 2024