

भारतीय गैर न्यायिक

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रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



WEST BENGAL

89AB 431918

Before the Notary
Govt. of West Bengal
Burdwan District
Durgapur

FROM-B

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

AFFIDAVIT CUM DECLARATION

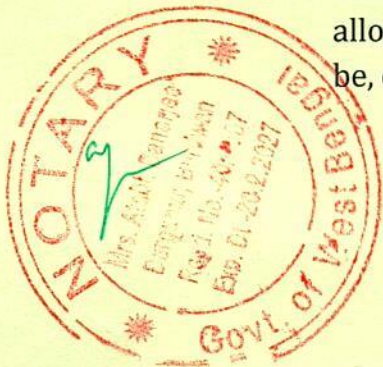
I, MRS. PUJA CHOWDHURY, wife of Mr. Chanchal Chowdhury, by faith- Hindu, by occupation- Business, Resident at 4/20, Arabinda Pally, P.O- Benachity, P.S.- Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, Proprietor of "**PUJA REALTORS**" Being a Proprietorship Firm having its office at Holding No. 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22 P.O- City Centre, P.S- Durgapur, Dist- Paschim Bardhaman, W.B. India, PIN- 713216, promoter of the proposed project "**JHARNA APARTMENT**" to be develop under Sabuj Nagar, Rammohan Sarani, Ward No :- 11, Durgapur 713203, Paschim Bardhaman, West Bengal, India, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



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20 DEC 2024

1. That **SRI. RAJESH BANERJEE**, (Landowner) has a legal title to the land on which the development of the proposed project is to be carried out and 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 31.12.2025.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I, **MRS. PUJA CHOWDHURY** promoter shall take all the pending approvals on time, from the competent authorities.
8. That I, **MRS. PUJA CHOWDHURY** promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I, **MRS. PUJA CHOWDHURY** 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.



PUJA REALTORS
Puja chowdhury
Proprietor
Deponent

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 Durgapur on this 20th day of December in the year 2024

20 DEC 2024

Identified by me
Sri. Rajesh Banerjee
(Signature)

Solemnly Affirmed & Declared
before me on Identification
A. Banerjee
Mrs. A. Banerjee, Notary
Durgapur, Burdwan, W.B.
Regn. No. 40/2007 Govt. of W.B.

PUJA REALTORS
Puja chowdhury
Proprietor
Deponent