

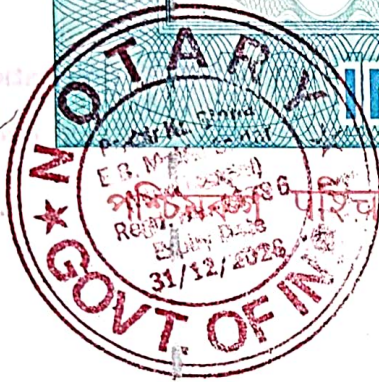
भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

07AC 424940

Before the Notary Public, Malda

FORM- B

[see rule 3 (4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **"CREATIVE DEVELOPERS"** promoter of the proposed project / duly authorized by the promoters of the proposed project **"APARAJITA"** vide its/his/their authorization :

I, Samyabrata Maitra, aged about 40 years, Son of Subal Krishna Maitra, by faith- Hindu, by Occupation- Business, residing at Manik Jha Sarani, Banshbari, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of India being the authorized signatory on behalf of **"APARAJITA"** i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Ques.

PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No.-13786
Malda, West Bengal

P.T.O

16 APR 2025



1. That **Sabyasachi Dey** has 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 agreement between such owner and promoter for development of the real estate project is enclosed here with.
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 21.10.2027.
4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Verification

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 Malda on this ____ day of ____, 2025.

CREATIVE DEVELOPERS

Sabyasachi Dey
Deponent PARTNER

Advocate, Malda.

Suman Ghosh
ADVOCATE
Malda Bar Association, Malda

B
PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No.-13786
Malda, West Bengal

16 APR 2025



SI No. 84311 Date.

16 APR 2025