



16338
DATE 21 APR 2025

पश्चिम बंगाल WEST BENGAL

03AC 887224

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **PRASANTA DAS** [PAN : **AMOPD5595P**]
Promoter and Partner of the proposed project "**URBAN RISE**".

I, **PRASANTA DAS** [PAN : **AMOPD5595P**] Promoter and Partner of the
proposed project "**URBAN RISE**" do hereby solemnly declare, undertake and
state as under:

1. That the Owner of this land is "Ms. Shirsha Saha", we, "**URBAN REALTY**" [PAN: **AAHFU8885A**] as a Developer/Promoter with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



21 APR 2025

Sl. No. 57780 Sold to.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: Sign, ..



20 MAR 2025

BARASAT, NORTH 24 PARGANAS
REGISTRATION NO. F/1314/918/2011

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 05/02/2026.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification 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 Kolkata on thisday of 2025.

URBAN REALTY
Deponent

Beasanta Das
Partner

Solemnly affirmed on
by the party being duly identified by
Advocate
This document contains
pages and is checked by

Notary Public, Barasat
Notary Clerk
Notary Seal No. 24 Pgs. REGN NO. 1/02

21 APR 2025

ANAMKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT

Swarnakar
Adv.
Judge's Court, Barasat