



भारत सरकार पश्चिम बंगाल WEST BENGAL

06AC 671683

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bikash Poddar**, duly authorized by the promoter of the proposed project "**SONALI HEIGHTS**", vide his authorization dated 04/02/2025.

I, **Mr. Bikash Poddar**, duly authorized by the promoter of the proposed project "**SONALI HEIGHTS**", do hereby solemnly declare, undertake and state as under:

1. That, **BIKASH PODDAR** has a legal title to the land on which the development of the proposed project is proposed,
2. That the said land is free from all encumbrances.

14 FEB 2025

SL No.....2559.....Date.....14 FEB 2025.....

Name.....Bikash Podder.....

Address.....P 109 Bamsdroni Park 107-70.....

Vendor Sig..........

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.
4. That seventy percent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 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 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 this 14th Day of February, 2025.

Solemnly Affirmed & Declared
before me on Identification

T. K. DEY
Alipore Police Court, Cal-27
Reg. No. 1537/2000, Court of India

14 FEB 2025

Identified by me

DILIP DAS
B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B -525 / 1979

PODDAR CONSTRUCTION

Sikash Podar
Proprietor

Deponent

14 FEB 2025