

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Pradeep Kumar Singh, Partners of Ms. Sarawogi & Sandeep Builders & Developers LLP having its registered office at 7 Ganpat Bagla Road Block- B 1<sup>st</sup> Floor Room No- 101 Kolkata- 700 007, the promoter of the proposed project.

I, Pradeep Kumar Singh, son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S- Golabari Dist- Howrah -711106 Partner of the proposed project 'URBAN RETREAT' at the portion of the Municipal Premises Nos. 12/1A Dharmatala Road, P.S Kasba Kolkata- 700 042, in the state of West Bengal, do hereby solemnly declare, undertake and state as under:

- 1) That the landowners namely Candid Merchants Pvt Ltd. Haradhan Ghosh have 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 owners and the 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 the promoter is 30-04-2026.
- 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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

P. K. Datta

Notary

Regn. No.:1101/98

C.M.M.'s Court

& 3, Bankshall Street  
Calcutta - 700 001

03 JUN 2023

- 6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 account and 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 (if any) on time, from the competent authorities.
- 9) That promoter has furnished such other documents as have been prescribed 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, on any grounds.

For SARAWOGI & SANDEEP BUILDERS  
& DEVELOPERS LLP.

*Radeep Kumar Singh*  
Deponent  
Designated Partner

**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 3<sup>rd</sup> day of June 2023.

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
G.M.M.'s Court  
& 3, Bankshall Street  
Calcutta - 700 001

Signature Attested by  
Identification of advocate  
*[Signature]*  
**P. K. DATTA**  
Notary

**03 JUN 2023**