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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

77AB-424282

Before The Notary Public



AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/s. Park Properties (hereinafter referred to as the Proprietorship Firm) Promoter of the ongoing Project namely **"SARJU ENCLAVE" Block-C** lying and situated at Mouza- Shyamnagar, J.L. No. 32/20(new), 17(old), C.S. Dag No. 2215 & 2295, R.S./L.R. Dag No.1110/1684 & 1010/1687 Municipal Holding No. 378,379, 372A, Shyamnagar Road, Ward No. 27, within the limit of South Dum Dum Municipality, P.S. Dum Dum, Kolkata - 700055, District North 24 Parganas, West Bengal.

Park Properties (represented by its Proprietor Sri Utpal Maity) Promoter of the ongoing Project, do hereby solemnly declare, undertake and state as under:-

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Utpal Maity
 PROPRIETOR

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That the firm has a legal title of the land on which the development of the ongoing is carried out by virtue of own land in the name of Utpal Maity, S/o. Late G.B. Maity.

AND

1. All legally valid authentications of title of such land alongwith an authenticated copy of the Agreement between such owners and the Proprietor for Development of the Real Estate Project are enclosed herewith.
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Proprietor within the date of **31.12.2023**, which is 09(Nine) months from the date of signing the 1st Sale Agreement.
4. That 70%(Seventy Percent) of the amount realised by the Proprietorship Firm for the Real Estate Project from the allottees (per Proforma for Agreement for Sale) 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.



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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 That the amounts from the separate account to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawn is in proportion to the percentage of completion of the Project.
7. That the Proprietorship Firm shall get the accounts audited within 6(Six) Months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement accountants duly certified and signed by such Chartered Accountants and it shall be verified during the audit that the amount 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 the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.



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9. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and registration made under the Act.
10. That the Proprietorship Firm shall not discriminate against any allottee or allottees at the time of allotment of any agreement, Plot or building as the case may be on any grounds.

I Sri Utpal Maity, S/o, Late Gostha Behari Maity by Nationality-Indian, by occupation-Business, residing at 40/1, Dum Dum Park, P.O. Bangur Avenue, P.S.-Lake Town, Kolkata – 700055, in the District of North 24 Parganas, solemnly affirm that the facts stated in Paragraph 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.



PARK PROPERTIES

Utpal Maity
PROPRIETOR

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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 25th Day of April 2023

PARK PROPERTIES
Upal Maity
 PROPRIETOR

Solemnly affirmed before me on this 25th Day of April 2023 at Kolkata.

Identified by me

PARK PROPERTIES
Upal Maity
 PROPRIETOR

[Signature]
 Advocate

Solemnly Affirmed & Declared
 before me on Identification

[Signature]
 A. K. Sinha, Notary
 Alipore Judges/Police Court, Cal-27
 Regd. No. 608/1995 Govt. of India

25 APR 2023

