

Sl. No. 59. dated 25 JAN 2024

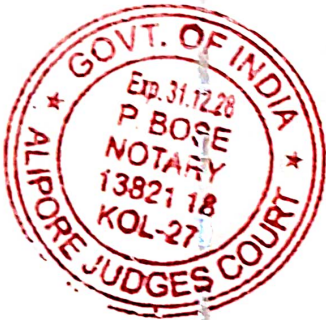
भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY ALIPORE JUDGES' COURT 23AB 063630



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. Tushar S. Kamdar duly authorized by the promoter of the proposed project "Sun Jyoti", vide its authorization dated 20.01.2024.

I, Tushar S. Kamdar, duly authorized by the promoter of the proposed project "Sun Jyoti", do hereby solemnly declare, undertake and state as under:

1. Mrs. Rajita More have a legal title to the land on which the development of the proposed project is to be carried out

AND

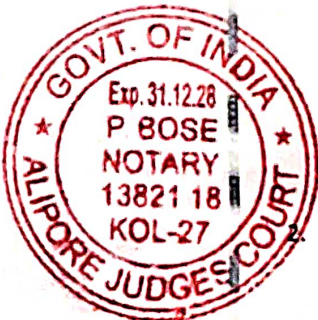
A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

SUN ENTERPRISE

[Signature]
Proprietor

25 JAN 2024




3. That the time period within which the project shall be completed by me/promoter is 31.12.2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

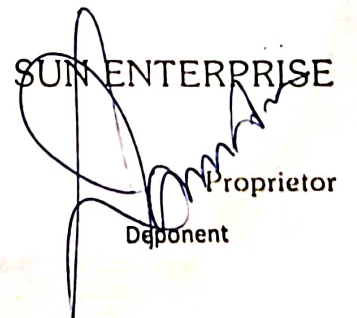
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at KOLKATA on this 25th Day of JANUARY, 20 24.

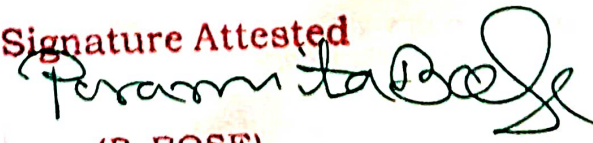
SUN ENTERPRISE


Proprietor

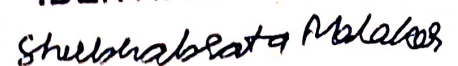
SUN ENTERPRISE

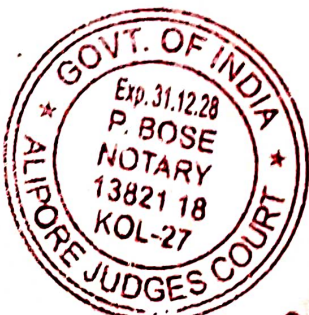

Deponent

Signature Attested


(P. BOSE)
NOTARY
Govt. of India
Reg. No.-13821 / 18

IDENTIFIED BY ME


Advocate



25 JAN 2024