SL.No. 96

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NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of **SRI NARESH CHOPRA**, promoter/ Karta of **SRI NARESH CHOPRA (HUF)** of the proposed project named **"ASHIRBAD SAPPHIRE"** situated at 2643, Nayabad P.S. Panchasayar, P.O. Panchasayar,J.L no. 25, Kolkata-700094, District – South 24 Parganas, Touzi No. 56,Mouza-Nayabad, ward No. 109, under K.M.C, D.S.R.-IV South 24-Parganas, India

I, **SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308),**son of Late Ram Ratan Chopra, by faith Hindu,by Nationality –Indian, by occupation – Business, residing at "Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office – Dhapa, Police Station – Tiljala, Kolkata – 700 105, District – South 24-Parganas, promoter,

02 JAN 2024

Affidavit cum Declaration of **SRI NARESH CHOPRA**, promoter and proprietor of **SRI NARESH CHOPRA (HUF), (PAN – AAEHN5545B)**, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the 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.
3. That the time period within which the project shall be completed by me/promoter is 31.~~12~~.2024. (31.03.2024)
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

Naresh Chopra

Deponent

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 2nd January 2024 on this day of

Solemaly Affirmed and Declared before me U/S 139 CPC, U/S 297 (C) CRPC

Notary
SK. Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

0 2 JAN 2024

Naresh Chopra

Deponent

IDENTIFIED BY ME
Vinit Sharma
ADVOCATE