

Regd. No.....

M/30/20/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

RANI MONUKI ROY
10754
ALIPORE JUDGES
COURT
SOUTH 24 PGS

32AA 880680

Before the Notary of
Alipore Judges Court,
Calcutta-27

FROM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Manab Kalyan Pandit, son of Late Kshitish Chandra Pandit, aged about 54 years, and working for gain at 7/11 A, Bijoygarh, Kolkata-32, Partner of Syndicon Homes (herein after referred to as a Promoter) promoter of the proposed project, vide its authorization dated 20.10.2022.

I, Manab Kalyan Pandit, the Partner of Syndicon Homes being the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



08 JAN 2024

SYNDICON HOMES

M Pandit
Partner

1. That promoter has a legal title to the land on which the development of the project is proposed at 7/52, Bijoygarh Colony, Bijoygarh, Kolkata- 700032, P.S. : Golf Green (previously: Jadavpur) has 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 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 30th September 2024.

4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

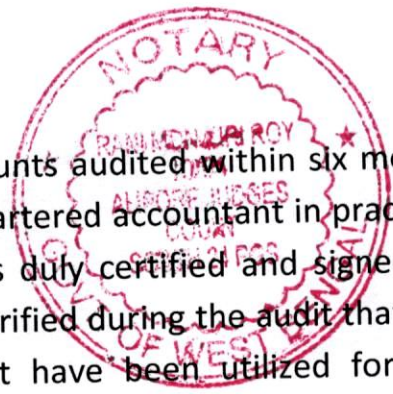


08 JAN 2024

BYNDICON HOMES

M. Pandey
Partner

7. That the Promoter shall get the accounts audited within six month 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 utilized 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 approval 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 plot or building, as the case may be, on any grounds.



SYNDICON HOMES

[Signature]
Partner

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 Kolkata on 08th January, 2024.



Solemnly affirmed and declared before me on identification of advocate at Alipur Judges Court, Calcutta under Notaries Act 1952 at.....

[Signature] 8.1.24

RANI MONJURI ROY
Notary, Govt. of West Bengal
Regd. No.-10/94

SYNDICON HOMES

[Signature]
Partner

Identified by me

[Signature]
Debasis Chowdhury
Advocate
Alipore Judges Court, Kol-2
WB/929/1983

08 JAN 2024

RANI MONJURI ROY
NOTARY
Room No.-17 (POND SIDE)
Alipore Judges Court,
Kolkata-700 027
Regd. No.-10/94