

भारतीय गैर न्यायिक

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रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

81AB 637457

FORM 'B'

(See Rule 3(4))

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of ATANU SANYAL S/O LATE AMAL SANYAL RESIDING AT 5/31, NEOGI PARA ROAD, P.O. & P.S. BARANAGAR, KOLKATA-7000036, DESIGNATION_DIRECTOR SAPNIL DEVELOPERS PRIVATE LIMITED, promoter of the proposed project.

I, ATANU SANYAL, S/O LATE AMAL SANYAL, RESIDING AT 5/31, NEOGI PARA ROAD, P.O. & P.S. BARANAGAR, KOLKATA 700036, DESIGNATION_DIRECTOR, SAPNIL DEVELOPERS PRIVATE LIMITED promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That, SAPNIL DEVELOPERS PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out.

28 APR 2023

contd....P/2



(2)

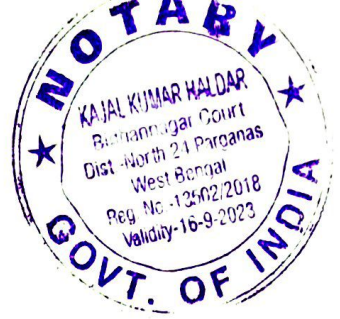
AND

A legally valid authentication of title of such land 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 31/03/2028-
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and an chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawn has been in compliances with the proportion to the percentage of completion of the project.

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(3)

8. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter/ave/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 there from.

verified by me at Kolkata 28th day of April, 2023

SAPNIL DEVELOPERS PVT. LTD.

Atanu Sanyal
Director

K. K. Halдар

K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

5 APR 2023

28 APR 2023