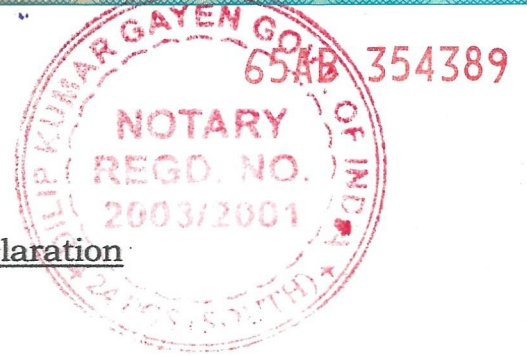


भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of Sri Bapi Chatterjee, promoter of the proposed project duly authorized by the promoter of the proposed project, vide his authorization dated 02/01/2024;

I, Sri Bapi Chatterjee, son of Sri Madhusudan Chatterjee, having PAN No. ACHPC8691G, having Aadhaar No. 4623 0733 5154 and residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block - "B", Post Office - Sarsuna, Police Station - Sarsuna, Kolkata - 700061, being the Sole Proprietor of Sangitaa Construction, a Proprietorship firm, having its registered office at 309F, Ho-Chi-Minh-Sarani, "Sangitaa Residency", 1st Floor, Post Office - Sarsuna, Police Station - Sarsuna, Kolkata - 700061, promoter of the proposed project duly authorized by the promoter of the proposed project, SYMPHONY TOWERS BLOCK 1 do hereby solemnly declare, undertake and state as under:

That I/promoter have/has a legal title to the land on which the development of the project is proposed

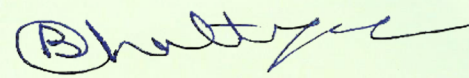
AND

a legally valid authentication of the 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.

05 JAN 2024

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 two and a half years (31/08/2026).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For SANGITAA CONSTRUCTION



Proprietor

Deponent

Verification

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

Verified by me at Kolkata on this _____ day of _____, 2023

05 JAN 2024


*Solemnly Affirmed & Declared
before me on Identification*

Deponent

DILIP KUMAR GAYEN, NOTARY
Alipore Criminal Court, Kol-27
Regd. No. 2003/2001, Govt. of India

05 JAN 2024

IDENTIFIED BY ME


Advocate
Alipore Criminal Court

