

Regd. No.

134/24/24/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 340688

Before the Notary of
Alipore Judges Court
Calcutta-97

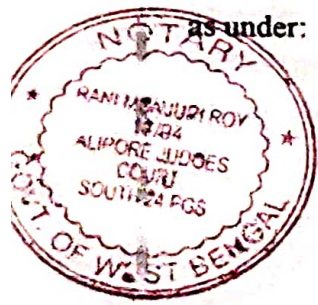


AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ranjit Singh being representative for the promoter of the proposed project vide its authorization dated 01.01.2024

I, Ranjit Singh S/o Late Chootu Singh, aged 55 years, R/o 3C, Gangadhar Banerjee Lane, P.S. - Watgunge, P.O. - Khiddirpore, West Bengal, Kolkata - 700023 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state

as under:



12 FEB 2024

No: 1980 Date: 13 DEC 2023 Rs 100.00

Name:

Address:

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

DEBARATA MANNA
Advocate
Alipore Judges Court
Kolkata-27

Signature *[Handwritten Signature]* Vendor

DECLARATION

I, the undersigned, being a duly qualified Advocate, do hereby solemnly declare that the proposed project vide its authorization dated 01.07.2023

of the promoter of the project is in conformity with the provisions of the law and the rules and regulations governing the project and that the project is in conformity with the provisions of the law and the rules and regulations governing the project.

Signature

[Handwritten Signature]

1. That Smt. Snigdha Saha & Mrs Arpita Saha have a legal title to the land on which the development of the project is to be carried out
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 the development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by the promoter is 28-04-2028
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.



12 FEB 2024

- 9. That promoter has furnished such other documents as have been specified 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.

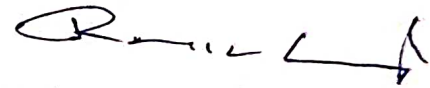
NIKKI CONSTRUCTION

Proprietor
 Deponent

Verification

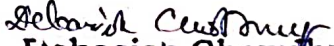
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 10th day of February 2024.


 Signature of Authorized Signatory
 Ranjit Singh
 Deponent

Signature (s) Executant (s)
 attested on identification
 at Alipore Judges Court,
 Cal-700027. under Notary's
 Act. 1952 13/2/24

Identified by me


Debasish Chowdhury
 Advocate
 Alipore Judges Court, Kol-27
 WB/929/1983

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

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



12 FEB 2024