

SL No I-629/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

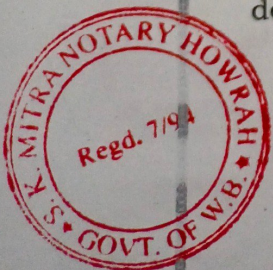
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**BEFORE THE NOTARY PUBLIC AT HOWRAH**  
**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **M/S. SARFA CONSTRUCTION PRIVATE LIMITED** (PAN- ABICS2452A). Corporate Identity Number U45201WB2022PTC252941 Private Limited Company, under companies Act, 2013 (18 of 2013) having its office at 1<sup>st</sup> Floor, Flat No. 1D, Podra Sarkar Para, Arabinda Sarani, LP-494/28/3. Howrah, West Bengal, Pin- 711109, represented by its Managing Director **MR. SAJID MOHAMMED** (PAN-BQEP9517P, Aadhaar No. 2128 8535 3973, Mobile No. 9874684712, Son of Late Md. Hanif, Residing at Village Podra, P.S. Sankrail, District Howrah- 711109 herein after referred to as a **PROMOTER** of the **PROPOSED PROJECT** vide Development Agreement registered in DSR-II, Howrah as Book No. 1, Volume No. 0513-2024, pages from 2972 to 3019 being No. 051310645 for the year 2023.

I, **MR. SAJID MOHAMMED**, Director of **M/S. SARFA CONSTRUCTION PRIVATE LIMITED** being the **PROMOTER** of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

13 SEP 2024





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A K Chaturvedi

Honour

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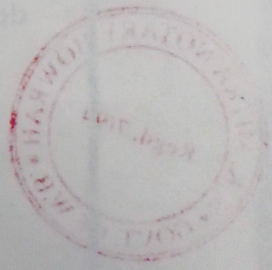
Signature  
A K Chaturvedi  
Secretary

BEFORE THE NOTARY PUBLIC AT HOWRAH  
AFFIDAVIT FOR DECLARATION

I, the undersigned, do hereby declare that I am the sole proprietor of the business of the firm named as 'SARVA CONSTRUCTION PRIVATE LIMITED' (an unlisted company) having its office at the Plot No. 21, Sector 1, Howrah, West Bengal. I am a resident of the village of Sarva, P.O. Sarva, Howrah, West Bengal. I am a Hindu by religion. I am a resident of the village of Sarva, P.O. Sarva, Howrah, West Bengal. I am a Hindu by religion. I am a resident of the village of Sarva, P.O. Sarva, Howrah, West Bengal. I am a Hindu by religion.

I, the undersigned, do hereby declare that I am the sole proprietor of the business of the firm named as 'SARVA CONSTRUCTION PRIVATE LIMITED' (an unlisted company) having its office at the Plot No. 21, Sector 1, Howrah, West Bengal. I am a resident of the village of Sarva, P.O. Sarva, Howrah, West Bengal. I am a Hindu by religion. I am a resident of the village of Sarva, P.O. Sarva, Howrah, West Bengal. I am a Hindu by religion.

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

OR

The Owners have / 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 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.

OR

That details of **Encumbrances Certificate** including details of any rights, title, interest or name of any party in or over such land, along with details.

3) That the time period within which the project shall be completed by me/ promoter **within 30/04/2027**

4) That seventy per cent of the amounts realized 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 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 withdrawn 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

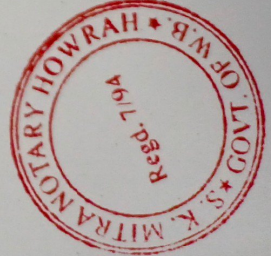
8) That I / promoter shall take all the pending approvals on time, from the competent authorities.

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. Deponent 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 **HOWRAH** on this      / **09/2024**

SARFA CONSTRUCTION PRIVATE LIMITED



SOLEMNLY AFFIRMED BEFORE ME  
ON.....*Sajid mahammed*.....  
WHO IS IDENTIFIED BY...*Asake*.....  
...*Mr. Khatun*.....ADVOCATE  
ON THIS...*13.09.2024*...

*Sajid*  
*Asake*

*Md. Sajid* Director  
*Asake Khatun*  
Deponent  
Identified by me  
Advocate

13 SEP 2024

SHYAMAL KR. MITRA  
NOTARY, HOWRAH