

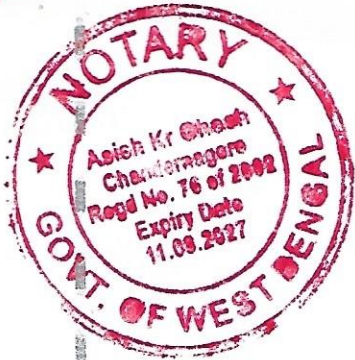


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT CHANDANNAGAR

AK 000820

Ref. 12
Date 02.06.2023



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ms. Payamanthi Mondal being representative for the promoter of the proposed project vide its authorization dated 31st January 2023.

I, Payamanthi Mondal D/o Jayanta Kumar Mondal aged 32 Years working for gain at Gopal Babu Road, Charmandirtala, Chandannagar, Hooghly, Pin:712137 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Sumita Chatterjee and other 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.
2. That the said land is free from all encumbrances.

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOOGHLY

3. That the time period within which the project shall be completed by promoter is 26/12/2024.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.



PHOENIX
 Payamanthi Monda
 Partners
 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 Coimbatore on this 02nd day of June, 2019

ASISH KUMAR GHOSH
 NOTARY
 REGD. NO. 76 OF 2002
 CHANDERNAGORE
 HOOGHLY

PHOENIX
 Payamanthi Monda
 Partners
 Deponent

*Solemnly Affirmed &
 Declared Before Me*

A. K. Ghosh
 NOTARY
 Chandernagore

*Shri Jayaram
 Rajadurai
 Adv. Coimbatore*