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पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 99AB 199250

NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of **SRI DEBOPRIYO DHAR**, son of Debabrata Dhar, by faith Hindu,by Nationality –Indian, by occupation – Business, residing at 2/1 South Road, P.O. Santoshpur Avenue, P.S. previously Purba Jadavpur now Survey Park, Kolkata- 700075, District- South 24 Parganas, promoter ,being the proprietor of proprietorship firm **M/S. M.M. ENTERPRISE**, promoter/ developer, of proprietorship Firm, having its office at 2/1 South Road, P.O. Santoshpur Avenue, P.S. previously Purba Jadavpur now Survey Park, Kolkata- 700075, District- South 24 Parganas,, promoter/ developer of the proposed project named **"SUNDARAM"** situated at 44, Santoshpur West Road, Santoshpur P.S. Survey Park P.O. Santoshpur, Kolkata-700075, District – South 24

02 SEP 2024

Parganas, Mouza -Santoshpur , A.D.S.R.Sealdah, within Kolkata Municipal Corporation, West Bengal, India

I, **SRI DEBOPRIYO DHAR**, son of Debabrata Dhar, by faith Hindu,by Nationality – Indian, by occupation – Business, residing at 2/1 South Road, P.O. Santoshpur Avenue, P.S. previously Purba Jadavpur now Survey Park, Kolkata- 700075, District- South 24 Parganas, promoterbeing the proprietor of proprietorship firm **M/S. M.M. ENTERPRISE**, promoter/ developer, promoter

Affidavit cum Declaration of **SRI DEBOPRIYO DHAR**, being the proprietor of proprietorship firm **M/S. M.M. ENTERPRISE** of the proposed project do hereby solemnly declare, undertake and state as under:

1. 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 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 Gouri Roy Chowdhury and Dipak Roy Choudhury and Sankar Prasad Ghosh are the land owners.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **27.4.2028.**
5. That seventy per cent 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.
6. 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.
7. 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

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that the withdrawal is in proportion to the percentage of completion of the project.

8. 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.

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

10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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.

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M. M. ENTERPRISE
Sehapriya Dhar.
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 2nd Sep 2024 on this day of

M. M. ENTERPRISE
Sehapriya Dhar.
Proprietor

Deponent

Solemnly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CRPC

Notary

02 SEP 2024 Sk. Nazrul Islam
Notary,Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

IDENTIFIED BY ME
Vinit Sharma
ADVOCATE