SL No. 80

भारतीय गैर न्यायिक

भारत

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

33AA 355974

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 **UTPAL KUMAR BASAK, SUBRATA BASAK, GITA BASAK AND BHASWATI BASAK** trustees of promoter/ Trust, **SRI SRI ISWAR BALARAM JIU THAKUR (PAN AAFTS0419L), a trust,** having its business situated at 7, Harish Chandra Paul Lane, P.S. Sinthee, P.O. Sinthee, Kolkata-700050, Kolkata Municipal Corporation, West Bengal, India, of the proposed

16 APR 2024

project named **"SRI BALARAM HEIGHTS"** situated at 7, Harish Chandra Paul Lane, P.S. Sinthee, P.O. Sinthee, Kolkata-700050, Kolkata Municipal Corporation, West Bengal, India

We, **UTPAL KUMAR BASAK,** son of Bijal Kumar Basak, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 8 Ram Mohan Dutta Road , Police Station – Bhawanipur, Kolkata – 700 020, District –Kolkata, **SUBRATA BASAK,** son of Badal Kumar Basak, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 8 Ram Mohan Dutta Road , Police Station – Bhawanipur, Kolkata – 700 020, District –Kolkata ,**GITA BASAK,** wife of Pronay Kumar Basak, by faith Hindu, by Nationality –Indian, by occupation – House Wife, residing at 8 Ram Mohan Dutta Road , Police Station – Bhawanipur, Kolkata – 700 020, District –Kolkata, **BHASWATI BASAK,** wife of Swapan Kumar Basak, by faith Hindu, by Nationality –Indian, by occupation – House Wife, residing at 8 Ram Mohan Dutta Road , Police Station – Bhawanipur, Kolkata – 700 020, District –Kolkata, promoter,

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

Affidavit cum Declaration of **UTPAL KUMAR BASAK, SUBRATA BASAK**, **GITA BASAK** and **BHASWATI BASAK** trustees of promoter/ Trust of **SRI SRI ISWAR BALARAM JIU THAKUR, a Trust** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / 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 for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 19.12.2027.
4. That seventy per cent of the amounts realised by us/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

16 APR 2024

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 we/ 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 we / promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That we / 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.

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

Identified by me
Vinit Sharma
Advocate

Rupod Kumar Basak
Subrata Basak
Gita Basak
Bhaswati Basak.
Shebaits to the Estate of
Sri Sri Iswar Balaram Jiu Thakur
Deponent

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

Notary

SK. Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

Verification

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

Verified by me at 16th April 2024 on this day of

Dilipal Kumar Basak
Subrata Basak
Gita Basak
Bhaswati Basak.

Shebaits to the Estate of
Sri Sri Iswar Balaram Jiu Thakur

Deponent