

Serial No. A. 159/2023.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

73AB 171734



Before the Notary Public at Alipore

AFFIDAVIT CUM DECLARATION

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration of **MR. RAJKAMAL DUTTA**, duly authorized by the promoter of the proposed project "**Squaremark Mohorkoonjo (Phase- I)**", vide his authorization dated-06/04/2023.

I, **MR. RAJKAMAL DUTTA**, son of Late Janendu Bikash Dutta , aged about 55 years, by faith-Hindu, by Occupation – Business, by Nationality – Indian, residing at "Arpan Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata-700157, District-North 24 Parganas , duly authorized by the promoter of the proposed project "**Squaremark Mohorkoonjo (Phase- I)**", do hereby solemnly declare, undertake and state as under :



শ্রী শ্রী A. M. Islam

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ক্রম

SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

স্বাক্ষর :- শ্রী প্রণব দে
বারইপুর সাব-রেজিস্ট্রারী অফিস
জেলা- দক্ষিণ ২৪ পরগণা



1. **Sharda Sons Resources Pvt. Ltd. (Formerly it is known and identified as "Malinath Trading Private Limited")** 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 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.
3. That the time period within which the project shall be completed by me/promoter is **30/06/2026**.
4. That 70% (Seventy percent) 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/promoter shall get the accounts audited within 6(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 said 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.

SQUAREMARK HOMES PVT. LTD

Rajkamal Datta
Authorised Signatory
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 19th day of April, 2023.

SQUAREMARK HOMES PVT. LTD.

Rajkamal Datta
Authorised Signatory
Deponent

Identified by me
19 APR 2023,
Advocate

Drafted and Identified by-

(Shek Ataur Rahaman) Advocate
Alipore Judges' Court
(Regn. No.-WB/382/2000)

**Solemnly Affirmed & Declared
before me on Identification**

T. K. Dey, Notary
Alipore Judge's/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India