

S/L No. 31 (8/23/23)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 793589

BEFORE THE NOTARY  
ALIPORE JUDGES COURT  
KOLKATA - 700027



FROM - B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sanjib Choudhury Promoter of the proposed project /duly authorized by the promoter of the proposed project vide its/his/their authorized dated 28/8/2023

I Mr. Sanjib Choudhury son of Umakanta Choudhury Age 48 Years R/O 34 1/1 Kailash Ghosh Road, Purba Barisha, South 24 Parganas west Bengal 700008 a promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare. Under take and state as under:



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1. LNB REALTY. have legal title deed to the land on which the development of the proposed project is to be carried out  
And  
A legally valid authorization of the title of such land along with an authenticated copy of the agreement between such owner and the 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 with in which the project shall be completed by me/promoter is 30/09/2024 (Project completion Date).
4. That seventy per cent of the amounts realized by the promoter for real estate project from 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 shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project .Shall be withdrawn in proportion to the percentage of completion of project.
6. The amount from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. The promoter shall get the account audited within six months after end of the every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified and signed by such chartered accountant and it shall be verified during the audit that amount collected for a particular project have been utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
8. .The promoter shall take all the pending approval on time, From the competent authorities.
9. That the promoter has furnished such other documents as have been specified by the rules and regulation made under the Act.
10. That the promoter shall not discrimination against any allottee at the time of allotment of any apartment , plot or building as the case may be on any grounds.

Deponents  
**LNB Realty**  
*Sanjib choudhury*  
 Partner

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 Kolkata on this 15/09/2023



Signature (S) of Executant (S)  
 attested on Identification at  
 Alipore Judges Court  
 Kolkata-700 027, Under  
 Notary Act at *P. Bose*

Deponents

**LNB Realty**  
*Sanjib choudhury*  
 Partner

IDENTIFIED BY ME  
*Abhishek Kumar*  
 Advocate

(P. Bose)  
 Notary Govt. of India  
 1382/18

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