

# भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AA 466569



BEFORE THE NOTARY ALIPORE JUDGES' COURT KOLKATA-100027

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. JAY S KAMDAR, duly authorized by the promoter of the proposed project "SUN MELUHA", vide his authorization dated 26/06/2024.

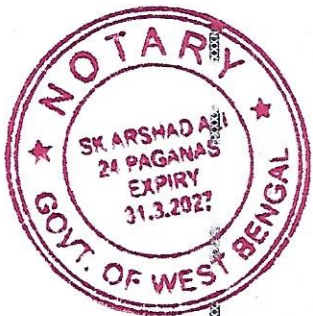
I, Mr. JAY S KAMDAR, duly authorized by the promoter of the proposed project "SUN MELUHA" do hereby solemnly declare, undertake and state as under:

1. That, SRI TULSI DAS CHATTAPADHAYA alias CHATTERJEE 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.



27 JUN 2024

56114

Sl. No.....  
Name : Manotosh Mukherjee, Advocate  
Address : High Court, Calcutta  
Kolkata - 700001

Rs.....  
Kolkata Collectorate  
Netaji Subhas Rd.,  
Kolkata-1  
Date.....

Amal Kr. Saha  
Licensed Stamp  
Vendor

30 MAY 2024

*[Handwritten signature]*



PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER  
OR INFORMATION SUPPORTED BY AN AFFIDAVIT SHALL BE DEEMED TO BE

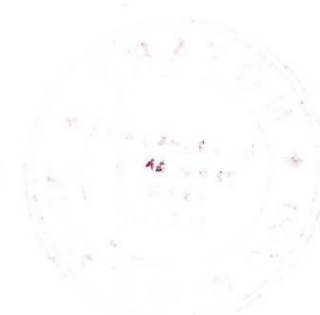
OFFICIAL USE ONLY

THESE ARE THE TERMS AND CONDITIONS OF THE CONTRACT  
AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
COMPLETION OF THE WORK WITHIN THE SPECIFIED  
PERIOD AND AT THE ESTIMATED COST.

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PERIOD AND AT THE ESTIMATED COST.



30 MAY 2024

3. That the time period within which the project shall be completed by me/promoter is 03/11/2025.
4. That 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 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 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.



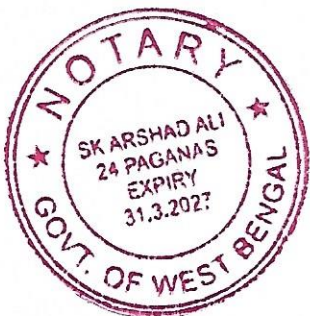
**Verification**

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 **27<sup>th</sup> Day of June, 2024**.

**SUN POWER REALTY LLP**

*J. K.*  
Designated Partner/Partner  
Deponent



**Solemnly affirm and declare before me on identification**

*Arshad Ali*  
**SK ARSHAD ALI**  
NOTARY 24-PGS. SOUTH  
GOVT. OF WEST BENGAL, REG.No. 003/2022  
4LIPORE JUDGES COURT, KOL-27

**Identified by me**  
*Abijit Kumar*  
Advocate

**27 JUN 2024**