

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 701529



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of SANDIP SINHA, S/O LATE SHIB SANKAR SINHA, RESIDING AT 16/2/S, BALLYGUNGE STATION ROAD, PO- BALLYGUNGE PS- GARIAHAT, DISTRICT-SOUTH 24 PARGANAS, WEST BENGAL-700019, DESIGNATION – PROPRIETOR, SINCON, promoter of the proposed project;

I, SANDIP SINHA, S/O LATE SHIB SANKAR SINHA, RESIDING AT 16/2/S, BALLYGUNGE STATION ROAD, PO- BALLYGUNGE PS- GARIAHAT, DISTRICT-SOUTH 24 PARGANAS, WEST BENGAL-700019, DESIGNATION – PROPRIETOR, SINCON, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, SUCHARITA BANDOPADHYAY, TUSHAR BANDOPADHYAY, SARMISTHA ROY, KUNAL MUKHERJEE, SAIBAL SHYAMAPADA MUKHERJEE AND KUSHAL MUKHERJEE have a legal title to the land on which the development of the proposed project is to be carried out,

19 JUL 2023

AND

19 JUL 2023

MARUFA
Notary, Govt. of India
Regd. No. -13815/2018
Alipore Judges' Court

(Proprietor)

Identified by me
Rita Sinha
Advocate
High Court, Kolkata
Enroll No - F927/97



A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney 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 12/04/2027.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 there from.

Verified by me at Kolkata on this 19th Day of July, 2023.



Solely declare and affirmed
be fore me on identification under
the Notaries Act

19 JUL 2023

MARUFA KHATOON
Notary Gov. of India
Regd. No. - 13815/2018
Alipore Judges' Court

Deponent
For SINCON

Sandip Sinha

SANDIP SINHA
(Proprietor)

*Identified by me
Rita Sinha
High Court, Kolkata
Enroll No - F 927/9*