



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Notary Public of India AN 254386

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Samit Surbeing representative for the promoter of the proposed project vide its authorization dated 29.04.2024.

I, Samit Sur S/o Lt. Kamalendu Sur aged 54 years, R/o Barasat, Dashabhujatala, Chandannagar, Hoogly – 712136, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Salil Ghosh, Ashok Ghosh, Samit Sur, Manik Chandra Ghosh and Debasish Chatterjee have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the title of such land along with an authenticated copy of the 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 promoter is 31.07.2028.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Cont.P/2



KAKALI MUKHERJEE
NOTARY

Regn. No.- 13791/18
Chandannagar
Hoogly- 712136

05 SEP 2024

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ভেদার শ্রী সুরত মন্ডিত
 মোকাম চন্দননগর কোটে

PROBATIONARY MEMORANDUM

The undersigned hereby certifies that the above-named person has been appointed to the post of [unclear] in the [unclear] of [unclear] on [unclear] 2024. The appointment is subject to the following conditions:

1. The appointee shall be liable to be removed from service at any time without notice if found to be incompetent or inefficient.

2. The appointee shall be liable to be removed from service at any time without notice if found to be guilty of any offence or if he/she is convicted of any offence.

3. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the conditions of service.

4. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the rules and regulations of the [unclear].

5. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the orders and instructions of the [unclear].

6. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the provisions of the [unclear].

7. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the provisions of the [unclear].

8. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the provisions of the [unclear].

9. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the provisions of the [unclear].

10. The appointee shall be liable to be removed from service at any time without notice if he/she is found to be in breach of any of the provisions of the [unclear].

6. That the amounts from the separate account shall be withdrawn only 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.
11. The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.
12. Verified by me at CHANDANNAGAR on this 5th day of SEP-24



[Handwritten Signature]

Deponent

Sign in my presence and identified be me

[Handwritten Signature]

Advocate

Chandernagore Court

Solemnly affirm
&
Declared before me

[Handwritten Signature]
KAKALI MUKHERJEE
NOTARY

Regn. No.- 13791/18
Chandannagar
Hooghly-712138

05 SEP 2024