

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

98AB 144911

BEFORE THE NOTARY PUBLIC FORM 'B'
BARASAT NORTH 24 PARGANAS [See Rule 3(4)]

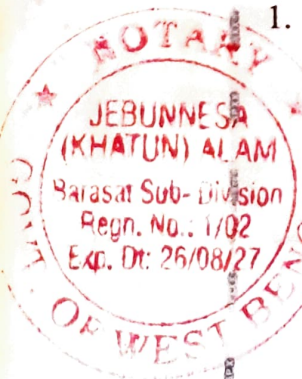
Affidavit cum Declaration

Affidavit cum Declaration of GORA CHAND BASAK. S/O LATE ANIL KUMAR BASAK. RESIDING AT SURENDRA NATH COLONY, NABAPALLY. PO- NABAPALLY. PS- BARASAT. DISTRICT-NORTH 24 PARGANAS, KOLKATA-700126, DESIGNATION- PARTNER, SHYAM SUNDAR CONSTRUCTION, promoter at the proposed project;

I, GORA CHAND BASAK, S/O LATE ANIL KUMAR BASAK. RESIDING AT SURENDRA NATH COLONY, NABAPALLY. PO- NABAPALLY, PS- BARASAT. DISTRICT-NORTH 24 PARGANAS, KOLKATA-700126, DESIGNATION- PARTNER, SHYAM SUNDAR CONSTRUCTION, promoter of (he) proposed project, do hereby solemnly declare, undertake and state as under:

1. That, GORA CHAND BASAK & SANKAR CHANDRA MONDAL have 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 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 16/10/2028.

N. No. 4802
DATE: 04 SEP 2024



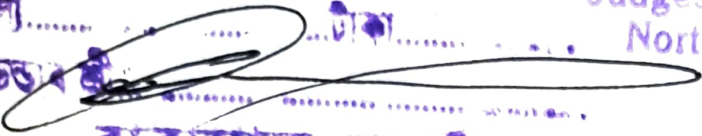
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তারিখ ২১/৮/২৪

Sankar Chandra Mondal
Advocate
Judges' Court, Barasat
North 24 Parganas.

ক্রেতা
পায়
মূল্য
উত্তর



বারাসাত কোর্ট
উত্তর ২৪ পরগণা

তারিখ

কোর্ট নং

মেজরী অফিস, বারাসাত
কর্তার শ্রী সুরভ চ্যাটার্জী

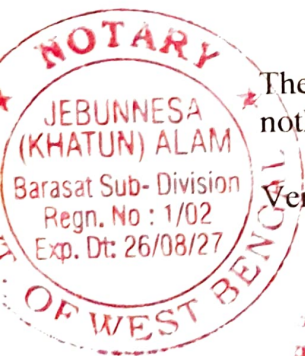
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4. That seventy percent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the 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 utilized 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 Barasat on this 4th Day of September, 2024.



Solely affirmed on 4/9/24
 by the party being duly identified by
 date 4/9/24
 This document contains
 pages and is checked by

Pranab Kumar Basak
 Deponent

Identified by me

Chitra Ranjan Das
 Advocate
 NB 328/9A

Jeenu 04/09/24
 Notary Public, Barasat
 Regn No: 1/02

04 SEP 2024