

भारतीय गैर न्यायिक

दस
रुपये

रु. 10



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL

पश्चिम बङ्ग पश्चिम बङ्ग WEST BENGAL



FORM 'B'

[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of Ms. **SUKALYAN NIRMAN PVT LTD.** PAN :-AAWCS1459E a Company Incorporated Under The Companies Act,1956, Having Its Registered Office At 32/2 Topsia Road South P.S. Topsia Kolkata 700046, represented by its Director namely -**FAZLE AHMED**, PAN - AADPF9036C, Aadhaar No. 9628 4560 8649, son of Late Abdul Waheed, by faith Islam, Nationality Indian, by occupation Businessman, residing at 29/2, Topsia Road (South), Post Office - Gobinda Khatick Road, Police Station - Topsia, Kolkata - 700046, promoter of the proposed project **SUKALYAN ABASAN**;

I, Sukalyan Nirman Pvt Ltd. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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1. That the promoter have entered into joint development agreement with (1) Md. Naushad Ali Alais Nowsad Ali Mondal (2) Liyakat Ali Alias Liakat Ali Mondal both are Son Of Md Ghulam Mustufa, by faith Islam By Occupation Businessmen Both Are Residing At Teghoria Post R.K. Palli, Police Staion:- Sonarpur, District;- 24 Parganas, Kolkata 700150, Development Agreement dated 09th day of March, 2017 with "**SUKALYAN NIRMAN PRIVATE LIMITED**", a Company incorporated under the Companies Act, 1956, having its Registered Office at 32/2, having its registered office at Topsia Road (South), Ground Floor, Post Office - Gobinda Khatick Road, Police Station - Topsia, Kolkata - 700046, the Developer herein for the development of the said property by construction of Building thereon with the other terms and conditions stated in the said Development Agreement and the said Development Agreement for was duly registered in the Office of the Additional District Sub-Registrar, Sonarpur and recorded in Book No. I, Volume No. 1608-2017, Pages from 17956 to 17991, Being No. 00825 for the year 2017;

In terms of the said Development Agreement Development dated 09th day of March, 2017, the Owners herein duly executed and registered a General Power of Attorney for Development on the same day by which the said "**SUKALYAN NIRMAN PRIVATE LIMITED**" is empowered and authorized by the Owners herein to do all acts, deeds and things more fully mentioned in the said General Power of Attorney for Development dated 23rd day of March, 2017 and the said General Power of Attorney for Development has been duly registered in the Office of Additional District Sub-Registrar, Sonarpur and recorded in Book No. I, Volume No. 1608-2017, Pages from 23787 to 23813, Being No. 01120, for the year 2017; At the strength of said Development Agreement and General Power of Attorney, the said Developer herein converted the said land from Shali to Bastu from Baruipur S.D.L. & L.R. office, vide Memo No. 2(CONV)/2132(1-3)/SDL-BRP/15, dated 09.11.2015 and have applied for and obtained a Building Plan duly sanctioned by KMDA, in the name of the Owners for construction of G+IV Storied residential buildings on the said premises vide Building Plan No. 457/587/KMDA dated 28.03.2017 and the Developer herein started the

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construction of the said buildings upon the aforesaid land in accordance with the said sanctioned building Plan a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed here with.

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 31/12/2025.
4. That seventy per cent 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

For SUNVITA REAL ESTATE PRIVATE LIMITED,

Rashmi Arumugam
Director

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8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed
Director

Deponent

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 05th day of June, 2023.

Deponent

Identified by me

Dwibh Model

Advocate

Solemnly Affirmed &
Declared Before me
on Identification
By Id/Advocate

Q. HASSAN
NOTARY
REGD. NO. - 4312/07
Govt. of India

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