

भारतीय गैर न्यायिक

दस
रुपये
रु.10

TEN
RUPEES
RS.10



INDIA NON JUDICIAL

WEST BENGAL

NOTARY
KOLKATA
SHYAM NARAYAN PANDY
REGD. NO. 13824/2018
82AB
6377

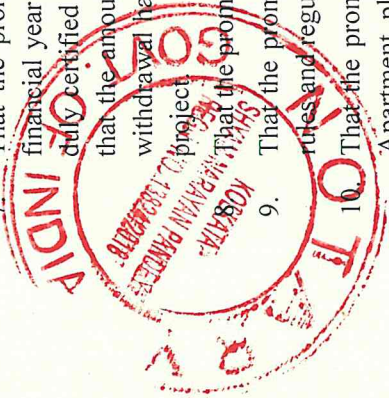
NOTARY
KOLKATA
SHYAM NARAYAN PANDY
REGD. NO. 13824/2018

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sukhendu Maitra duly authorized by the promoter of the proposed project i.e SWARNA APARTMENTS 884, Purbachal Road.

I, Sukhendu Maitra duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the landowners has a legal title to the land on which the development of the proposed project is to be carried out a legally valid authentication of title of such land along with an authenticated copy of the agreement between such landowners and developer 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 the promoter is 30th June, 2025.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, form the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



SWARNA REALTORS PVT. LTD.
Basu Mohan
 Director

Deponents



Solemnly Affirm & Declared
 Before Me on Identification
 of Ld. Advocate

Shyam Narayan Pandey
 SHYAM NARAYAN PANDEY
 NOTARY, GOVT. OF INDIA
 REGN. NO. 13824/2018
 20.09.2024

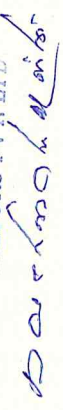
20 SEP 2024

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Kolkata on this 19th day of September, 2024.

SWARNA REALTORS PVT. LTD



Director

Deponents

