



पश्चिम बंगाल WEST BENGAL

00AC 076284

BEFORE THE NOTARY PUBLIC, MALDA

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Kishor Kumar Bhagat being representative for the promoter of the proposed project vide its authorization dated \_\_\_\_\_.

I, Kishor Kumar Bhagat S/o Lt. Sulal Ram Bhagat aged 71 years, **Authorized Signatory**, R/o 52/69 Rabindra Avenue, Malda-732101 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) **ANWAR ALI**, son of Late Idrish Saikh, (2) **CHANDANA DE alias RUBI**, wife of Anwar Ali, (3) **MD. ALFAYED ALI**, son of Anwar Ali, all by occupation- Business, by faith- Muslim, residing at Vill. & P.O.- Choto Sujapur, P.S.- Kaliachak, Dist.- Malda, PIN- 732206, West Bengal has 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.

**MANOJ SINHA**  
Notary Public, Govt. of India

24 JUL 2024 & Dist. Malda



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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 26.05.2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

  
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Malda on this 24<sup>th</sup> day of July 2024.

  
Deponent

The Declarant put her signature/LTI in my presence and Identified by me.

  
**MANOJ SINHA**  
Notary Public, Govt. of India  
PO & Dist. Malda

**24 JUL 2024**

  
Advocate, Malda

24/07/2024

**ADVOCATE**  
Malda Bar Association, Malda.  
No. 184218

**24 JUL 2024**

