

NO. 30



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 600516

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pradip Kumar Naskar, promoter of the proposed "SUNNY DEW" project.

I, Pradip Kumar Naskar son of Late Chandra Kumar Naskar, residing at 19, Kalikapur Road, Kolkata - 700099 promoter of the proposed "SUNNY DEW" project hereby solemnly declare, undertake and state as under :

1. That, Sri Ashim Patwari and Sri Sanjoy Patwary has a legal title to the land on which the development of the proposed "SUNNY DEW" project is to be carried out

24 JUL 2024

044185

16 MAY 2024

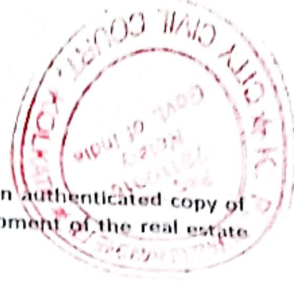
Name..... Somnath Pal, Advocate

Address..... ALIPORE JUDGE COURT, KOL-27

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sareni
Kolkata-700 001





AND

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 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 9th October 2025.
4. That seventy per cent of the amounts realized by 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 That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practiced that the withdrawal is in proportion to the percentage of completion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 end of every financial year by a chartered accountant is practice and shall produce a statement of accounts duly certified and signed by such chartered account 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. The promoter has furnished such other documents are have been prescribed 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.

R. R. DEVELOPER

Rudip Kumar Nanda
Proprietor

Deponent

Verification

I, the deponent above, do here by verity the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any materials facts.

Verified on this day of 2024.

R. R. DEVELOPER

Rudip Kumar Nanda

Proprietor

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder

K. P. MAZUMDER, NOTARY

City Civil Court, Calcutta

Reg. No. 7911/2010 Govt. of India



24 JUL 2024

IDENTIFIED BY ME

S. Das

ADVOCATE