

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 106689



### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akhilesh Kumar Gupta, son of Late Som Prakash Gupta, by occupation Business, by faith Hindu, (Indian Citizen) resident of 8B, Alipore Road, P.O. & P.S. Alipore, Kolkata- 700027 (partner of Happy Homes Realty) promoter of the proposed project:

I, Mr. Akhilesh Kumar Gupta, son of Late Som Prakash Gupta, by occupation Business, by faith Hindu, (Indian Citizen) resident of 8B, Alipore Road, P.O. & P.S. Alipore, Kolkata- 700027 (partner of M/s. Happy Homes Realty) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Akhilesh Kumar Gupta, Seema Gupta, Subrata Majumder & Jharna Majumder 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 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.

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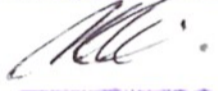
HAPPY HOMES REALTY  
Akhilesh Kumar Gupta  
Partner/Authorised Signatory

11 JUL 2024

31 MAR 2023

NO 7353 . 0718  
Name.....  
Address.....  
Rs 100/-

B. C. LAHRI  
Advocate  
Alipore Court  
Kolkata-700 027

Pijush Kanti Chakraborty  
Licence Stamp Vendor  
  
Alipore Police Court  
Kolkata-700 027



2. That the land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/us is 30<sup>th</sup> June 2026.
4. That seventy percent of the amounts realized by me/us /promoter for the real estate project from the allottee, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 pending approvals on time from the competent authorities.
9. That I/promoter have furnished such other documents as have been prescribed by the rule 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.



HAPPY HOMES REALTY  
*Anish Kumar Gupta*  
Partner/Authorised Signatory

**Deponent**

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**11 JUL 2024**



**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 Kolkata on this 11th day of July, 2024.

**HAPPY HOMES REALTY**  
*Anilish Kumar Gupta*  
Partner/Authorised Signatory  
**Deponent**

Identified by me  
*P. Chetty*  
Advocate

Solemnly Affirmed & Declared  
Before me on Identification

*S. C. Ghosh*  
S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97, Govt. of India



11 1 JUL 2024