

भारतीय गैर न्यायिक

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रु. 10

भारत

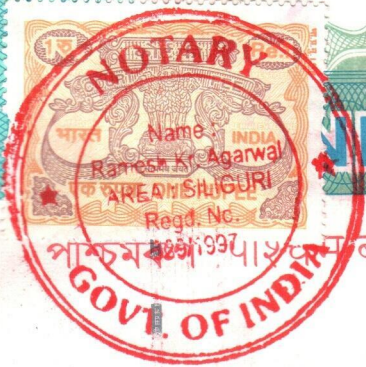


INDIA

TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL



FORM 'B'

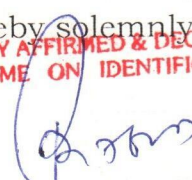
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Debarshi Sarkar, Son of Mr. Debabrata Sarkar, aged about 26 years, residing at Binayak Apartment, Siliguri - 734003 duly authorized by the promoter (SGCON REALTY LLP) of the proposed project, vide its authorization dated 07th April, 2023.

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

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION


Ramesh Kr. Agarwal
NOTARY
SILIGURI

-7 JUN 2023

18 MAR 2023

Sl. No. 1799 Date 18/03/23
Name Shree Realty LLP
Vill.
P.S.
Dist.

Jharna Biswas
Stamp Vender Islamabad



REQUIRE ME OF THE...

NOTARY PUBLIC
GOVT. OF INDIA

1. **THAT** the promoter has a legal title to the land on which the development of the project is proposed.

AND

2. 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.

3. **THAT** the said land is free from all encumbrances.

4. **THAT** the time period within which the project shall be completed by the promoter is 30th September, 2024.

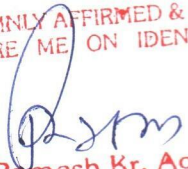
5. **THAT** seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

6. **THAT** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

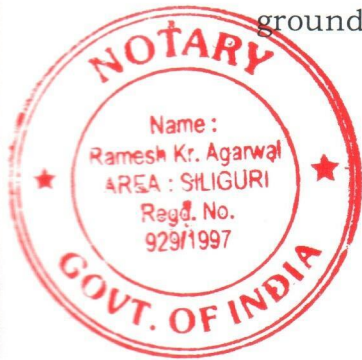
7. **THAT** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

8. **THAT** I 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.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION


Ramesh Kr. Agarwal
NOTARY
SILIGURI

9. **THAT** I shall take all the pending approvals on time, from the competent authorities.
10. **THAT** I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. **THAT** I 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.



Debarshi Sarkar

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 Siliguri on this 11th day of April, 2023.

Debarshi Sarkar

Deponent

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

Identified by me:

kt
Advocate / Siliguri

-7 JUN 2023