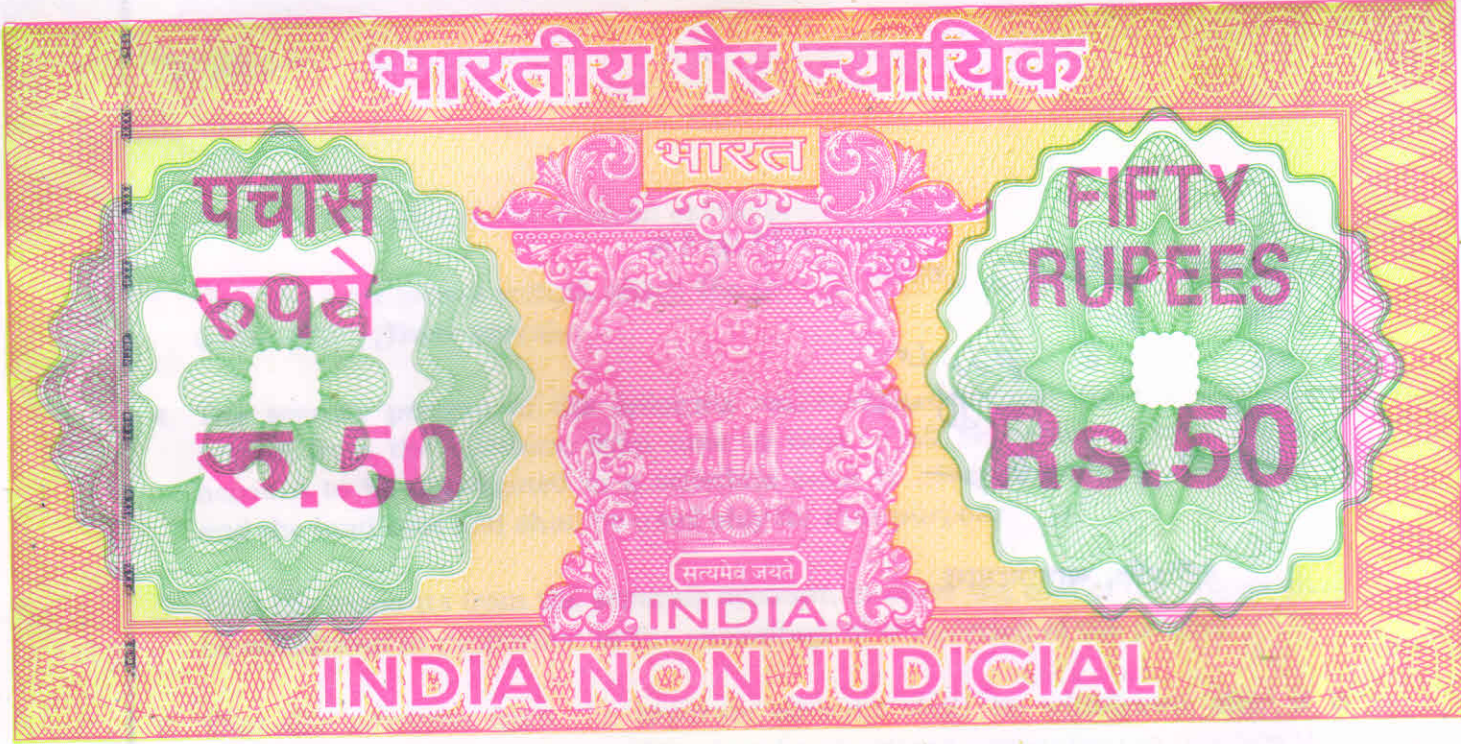


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भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 884512

FROM 'B'

[See rule 3 (4)]

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

Affidavit Cum Declaration

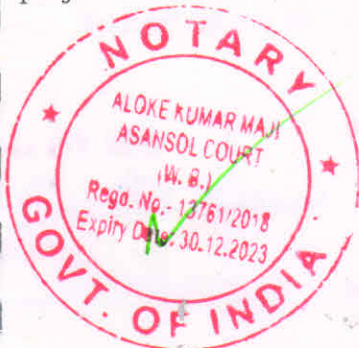
Affidavit Cum Declaration of Sri Deepak Bhattacharjee (Developer) s/o Late Santi Nath Bhattacharjee, by nationality – Indian, by faith – Hindu, by occupation- Business, residing at 5/9 Bharati Road , B Zone, P.S. B Zone , P.O. B Zone , Durgapur, Pin 713205. Dist. Paschim Bardhaman, West Bengal and developer of the proposed project "SANKALP APARTMENT" to be developed at Chinsurah, Mouza Simla; Under Kodalia I No. Gram Panchayet; Dist Hooghly.

I, Deepak Bhattacharjee (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I , Sri Deepak Bhattacharjee (Developer) 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 title of such land along with an authenticated copy of the arrangement between such owner and developer for development of the Real Estate project is enclosed herewith.

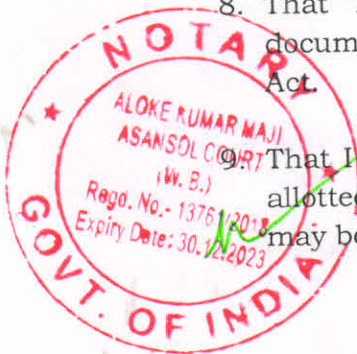


21 DEC 2023

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21.12.2023

2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by developer is 01.02.2026. (Three years).
4. The seventy percent of the amounts realized by developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 that developer 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I Mr. Deepak Bhattacharjee (Developer) shall take all pending approvals on time, from the competent authority.
8. That I Mr. Deepak Bhattacharjee (Developer) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I Mr. Deepak Bhattacharjee (Developer) 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.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me there from.

Verified by me at 21st On this, December day of 2023.....

RUDRAM INFRACON PVT. LTD.

Deepak Bhattacharjee

Director

Deponent

Solemnly confirmed & declared on oath before me on Identification

ALOK KUMAR MAJI
NOTARY, Regd. No.- 13761/18
Govt. of India, Asansol Court

21 DEC 2023

IDENTIFIED BY ME

Md. Ahsanullah Rabbani

ADVOCATE

En. No 1/257/258/22