

Sl. No. 4 dt. 18 JUN 2024

भारतीय गैर न्यायिक

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भारत

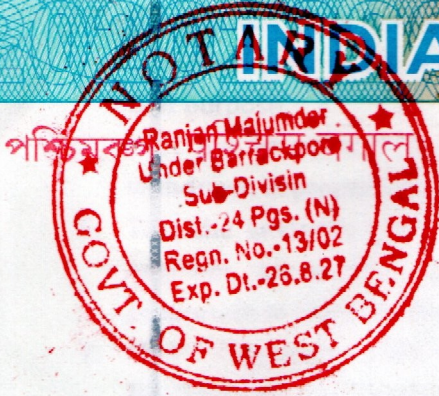


INDIA

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



WEST BENGAL

33AA 362387

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

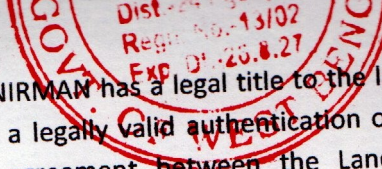
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Shri Sumon Chowdhury, Proprietor of M/s. CHOUDHURY CONSTRUCTION, promoter of the proposed project "NORTH SOUTH APARTMENT PHASE 2" at Holding No. 10(12), East Belgharia 1st Lane, PO - Nandannagar, PS - Nimta, Pin - 700083, Ward No - 8 of North Dum Dum Municipality, Dist: N.24 Pgns, Wb, India.

I, Sumon Choudhury, Proprietor of M/s. CHOUDHURY CONSTRUCTION, promoter of the proposed project "NORTH SOUTH APARTMENT PHASE 2" at Holding No. 10(12), East Belgharia 1st Lane, PO - Nandannagar, PS - Nimta, Pin - 700083, Ward No - 8 of North Dum Dum Municipality, Dist: N.24 Pgns, WB, India.

18 JUN 2024



1. That our firm M/s. NETFLEX NIRMAN has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between the Land Owner, namely 1)PRIYABRATA BHOWMICK, 2) SWATI BHOWMICK, 3)AAKASH BHOWMICK, 4) ARGHADEEP BHOWMICK, 5)SUBRATA BHOWMICK, 6)SUBRA BHOWMICK, 7)BARSHA PAUL BHOWMICK, 8)ANITA CHAKRABORTY, 9)JOLLY DAS, 10)POLLY SAHA, 11)JHARNA BHOWMICK, 12)ABHIJIT BHADRA, 13)AVISHEK BHADRA, 14) DEBABRATA BHOWMICK and M/s. CHOUDHURY CONSTRUCTION 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 me/promoter is 30-03-2026
4. That seventy per cent of the amounts realised by me/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 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules 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.

CHOUDHURY CONSTRUCTION
 Sumon Chowdhury
 Deponent Proprietor

Verification

I, Sumon Chowdhury son of Bhaskarananda Chowdhury Resident of 126, K.S. Dutta Road, North Dum Dum, Kolkata – 700049, do solemnly affirm that 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 18 JUN 2024 day of June, 2024

Solemnly Affirmed
 &
 Declared Before Me
 On Identification

aw?

RANJAN MAJUMDER
 NOTARY
 Regd. No. -13/02

18 JUN 2024

Deponent

Identified by me
 Sujan Bhowmick
 (ADVOCATE)
 (F14352/36/2024)

18 JUN 2024