

Sl. No. 09 Date

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

अभिषेक बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT ALIPUR POLICE COURT



95AB 861368

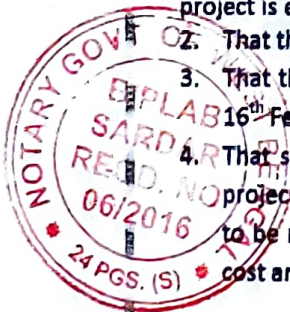
FORM 'B'  
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI.KALYAN KUMAR PAUL Represented by one of its Partners (Authorised Signatory) of M/s. SUNSHINE (Developer) of the proposed project named "ANNAPURNA"

I, SRI. KALYAN KUMAR PAUL Authorised Signatory of M/s. SUNSHINE (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

1. SRI. PRABIR KUMAR TALUKDAR ( PAN no : ABPPT8198N ) son of Late. Harihar Talukdar, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 65/1/ID, Bose Pukur Road, Post Office - Kasba, Kolkata - 700042, Police Station- Kasba, has 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 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 me/promoter is 16<sup>th</sup> February, 2025
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, 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.



For SUNSHINE

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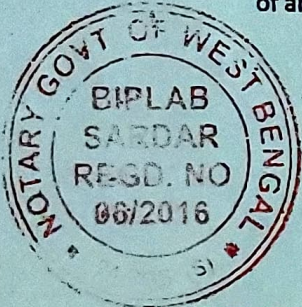
*(Signature)*

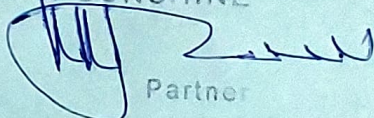
22 MAY 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

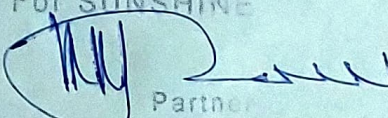


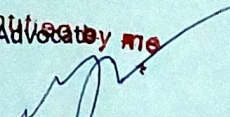
For SUNSHINE  
  
 Partner


Deponent

I, **KALYAN KUMAR PAUK** ( PAN no : **AFSP0696J** ) son of Late. Rakhil Chandra Paul, residing at 92, PurnaMitra Place, Post Office : Tollygung, Police Station : Charu Market, Kolkata – 700033, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 22 Day of May 2024.

For SUNSHINE  
  
 Partner

Advocate by me  
  
 Advocate

Solemnly Affirmed & Declared  
 before me on identification  
  
**BIPLAB SARDAR**  
 NOTARY  
 Regd. No. : 06/2016  
 Govt of West Bengal

22 MAY 2024

*Nabakumar Mukhopadhyay*  
 Advocate  
 Alipore Police Court  
 E. G. No-W3/2037/1999