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पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

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NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of**SUKDEV MAITY**,promoter/proprietor of M/S. MAITY CONSTRUCTIONof the proposed projectnamed named**"PANCHANAN HOUSE"** situated at 234, Purbachal Main Road , P.S.Kasba (nowGarfa) P.O. Haltu, Kolkata-700078, South 24 parganas , Sub Registry Office at Alipore, West Bengal, India,

21 FEB 2024

I, **SUKDEV MAITY**, son of Kalipada Maity, by faith Hindu,by Nationality – Indian, by occupation – Business, residing at 188Rajdanga Main Road,, P.O. E.K.T.P, P.S. Kasba, Kolkata- 700107, promoter,

Affidavit cum Declaration of **SUKDEV MAITY**, promoter and proprietor of**M/S. MAITY CONSTRUCTION** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposedanda 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 Have been completed by me/promoter is [redacted] 30.9.2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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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.

Sukadev Manty

Deponent

NOTARY
SK. NAZRUL ISLAM
Area Kolkata
Regn.No. 447/19
Expiry Date
15.09.2024
GOVT. OF WEST BENGAL

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 on this day of

Sukadev Manty

Deponent

Identified by me
Vineet Sharma
Advocate

Solemaly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CRPC

Notary

21 FEB 2024

Sk. Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta