

SL. No. 06 30 OCT 2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES' COURT

FORM -B
[See rule 3(4)]



AP 376167

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **SUN SHAKTI REALTOR LLP** promoter of the proposed project / duly authorized by the promoter of the proposed project i.e. **SUN SUMUKH**, vide its/his/their authorization dated 30/10/2023

I, Jay S. Kamdar promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Arindam Dhar and others 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 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 encumbrance's encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 27-06-2027.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

30 OCT 2023



27855

17 OCT 2023

No..... ₹ 100/- Date.....

Name : Arijit Bose.....

Advocate

Address : Alipur Police Court
Kolkata-27

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

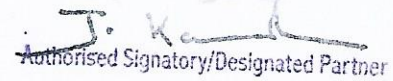
STAMP VENDOR

Alipore Police Court, KOL-27



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.

SUN SHAKTI REALTOR LLP


Authorised Signatory/Designated Partner

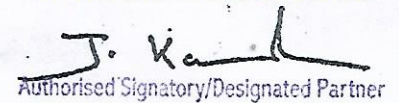
Deponent

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 Kolkata on this 30th day of October 2023.

SUN SHAKTI REALTOR LLP


Authorised Signatory/Designated Partner


Deponent

Identified by me


Debasish Chowdhury
Advocate
Alipore Judges Court, Kol-27
WB/929/1983



Signature (S) of Executant (S)
attested on Identification at
Alipore Judges' Court, Kolkata-
700 027 at Alipore, under the
Notaries Act. at.....A.M./P.M.


SUBHASIS JANA
Notary, Govt. of West Bengal
Regd. No.: 094/2022

30 OCT 2023