S.L. No. C 01/24

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

88AB 683893

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

NOTARY B.K. NASKAR ALIPORE Regn. No.-10/2007 Exp. Date- 20.2.2027 GOVERNMENT OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of **SRI SOMNATH DAS**, , son of Sri Ram Chandra Das, presently residing of 79, P. Majumdar Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, District South 24 – Parganas and **SRI DIPANKAR PATITUNDI**, son of Late Phanibhusan Patitundi, presently residing of 80/6, Purbachal Road, P. Majumdar Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, District South 24 – Parganas both are partners of **M/S. FUTURE FOUNDATION**, promoter/ developer/Partnership firm having it office at 322(79), P. Majumdar Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, of the proposed project named **"PRAPTI"** situated **356/2, PURBACHAL** Road, P.S. Garfa, J.L no. 13, Kolkata-700078, District – Kolkata, ward no. 106,Mouza -Kasba, under K.M.C, West Bengal, India.

NOTARY B. K. NASKAR ALIPORE Regn. No.-10/2007 Exp. Date- 20.2.2027 GOVERNMENT OF WEST BENGAL

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We, **SRI SOMNATH DAS**, , son of Sri Ram Chandra Das, presently residing of 79, P. Majumdar Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, District South 24 – Parganas and **SRI DIPANKAR PATITUNDI**, son of Late Phanibhusan Patitundi, presently residing of 80/6, Purbachal Road, P. Majumdar Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, District South 24 – Parganas both are partners of **M/S. FUTURE FOUNDATION**, promoter/ developer/Partnership firm having it office at 322(79), P. Majumdar Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, promoter

Affidavit cum Declaration of **SRI SOMNATH DAS** and **SRI DIPANKAR PATITUNDI**, both partners of promoter **M/S. FUTURE FOUNDATION**, a partnership firm do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the PRABIR CHANDRA PANDIT (landowner) land on which the development of the project is propose danda 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 [redacted]. ([redacted]). 31st July 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.

NOTARY B. K. NASKAR ALIPORE Regn. No.-102/2007 Exp. Date- 20.2.2027 GOVERNMENT OF WEST BENGAL

NOTARY B. K. NASKAR ALIPORE Regn. No.-102/2007 Exp. Date- 20.2.2027 GOVERNMENT OF WEST BENGAL

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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.

FUTURE FOUNDATION

Partner

Deponent

Verification

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

Verified by me at on this day of

FUTURE FOUNDATION

Partner

Deponent

Solemnly Affirmed & Declared
Before me on Identification

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Identified by me

Advocate

2 2 MAR 2024