

পশ্চিমবঙ্গ WEST BENGAL

89AB 700777

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

BEFORE THE NOTARY PUBLIC AT BARASAT

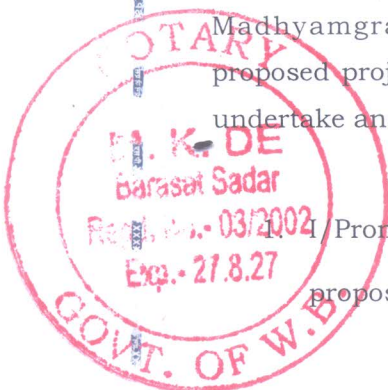
AFFIDAVIT - CUM - DECLARATION

88-80
SI. No.
09 NOV 2023
Affidavit cum Declaration of **M/S. CREATIVE HOUSE**, promoter of the proposed project named "**TEMPLE VIEW RESIDENCY**", represented by its proprietor ;

I, **SRI AMIT BHATTACHARYA**, having PAN - AILPB9873B & Epic. No. CKW3950524, Son of Sri Subrata Bhattacharya, by faith - Hindu, by occupation - Business, residing at Bireshpally (South), Madhyamgram, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129, proprietor of **M/S. CREATIVE HOUSE**, a Proprietorship Firm, having its registered office at South Bireshpally, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129, promoter of the proposed project named "**TEMPLE VIEW RESIDENCY**", do hereby solemnly declare, undertake and state as under:

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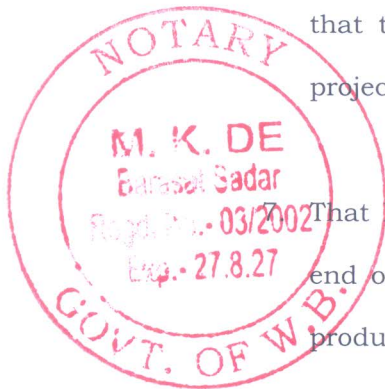
I Promoter have/ has a legal title to the land on which the development of the proposed project is to be carried out



AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st Day of May, 2028.
4. That seventy per cent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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 account 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 withdrawal has



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- 8. been in compliance with proportion to the percentage of completion of the project.
- 9. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
- 10. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11. 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.

CREATIVE HOUSE

Amil Bhattacharya
Proprietor

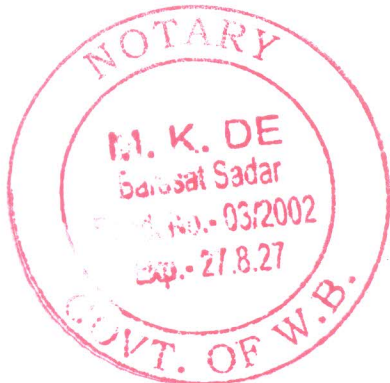
DEPONENT

VERIFICATION

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

09 NOV 2023

Verified by me at Kolkata on 8th Day of November of 2023



CREATIVE HOUSE

Amil Bhattacharya
Proprietor

DEPONENT

Signature Identified By Me

Nudhendu Mondal
Advocate

Solemnly Affirmed Before Me
on. 09th Day. Nov 2023
Duty Identified By
Advocate. N. Mondal

CHECKED BY
NOTARY CLERK

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regd. No.-03/2002

09 NOV 2023