

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

34AA 036958



[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tushar S Kamdar, duly authorized by the promoter of the proposed project "SUN PRATHAMA", vide his authorization dated 20/01/2024.

I, Mr. Tushar S Kamdar, duly authorized by the promoter of the proposed project "SUN PRATHAMA", do hereby solemnly declare, undertake and state as under:

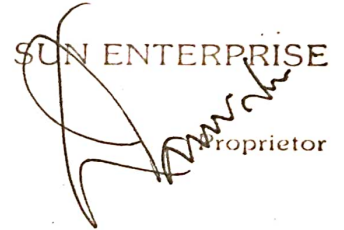
1. That, SRI SOMNATH ROY, SMT. SARBARI SARKAR and SRI SUBHASHIS ROY have a legal title to the land on which the development of the proposed project is proposed,

AND

A legally valid authentication of title of such land along with an authenticated copy of 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.

SUN ENTERPRISE


Proprietor

620

02 SEP. 2024

No..... ₹ 20/- Date.....

Name : Son Enterprise

Address : 21/7 Ashwin Datta Rd, KOI-29

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUSHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



DECLARED VOID BY THE COURT BY ORDER OF THE JUDGE
PROMOTED OR ANY PERSON AUTHORIZED BY THE JUDGE

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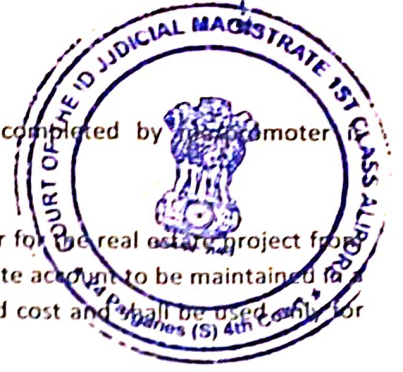
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3. That the time period within which the project shall be completed by the promoter 31/03/2025.
4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.

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 2nd Day of September, 20 24.



[Handwritten signature]

Affidavit No. 13926
Solemnly affirmed before me this 29 day
of September month 2024 by
the declarant of proper identification
of the swaror

[Handwritten signature]
Judicial Magistrate
1st Class, Allipore

SUN ENTERPRISE

Proprietor

Deponent