

पश्चिम बंगाल WEST BENGAL

89AB 757708

BEFORE THE NOTARY PUBLIC
Govt. Of India Barasat Judge's Court
North 24 Parganas

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration Dutta & Sarkar Developer represented by Anil Dutta, S/o. late Sukhamoy Dutta, R/o 32 Durganagar Station Road. P.O- Rabindranagar. P.S.- Nimta. Kolkata-700065 promoter of the project, vide Development Agreement 18.11.2021, being no. 14148/2021 of D.S.R – I North 24 Parganas.

I Anil Dutta, promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

The owners have a legal title to the land on which the development of the proposed project is to be carried out

20 NOV 2023

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 project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances **Certificate** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **25 TH July 2025.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made 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.

Deponent
Identified by me

Manash Sen.

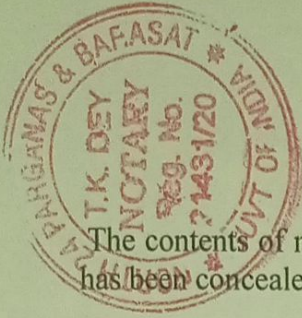
Advocate

Solemnly Affirmed to this... 20/11/23
Day of... Nov... 20... 23
Identified by... Manash Sen. Advocate

Checked by
[Signature]
Notary Clerk

[Signature]
T. K. DEY
NOTARY
Reg. No. - 21431/20
Govt. of India

20 NOV 2023



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 20th day of November 2023

Deponent

DUTTA AND SARKAR DEVELOPER
[Signature]

Proprietor

20 NOV 2023