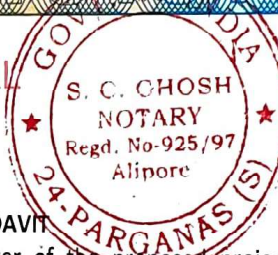




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল
BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

WEST BENGAL



91AB 279739

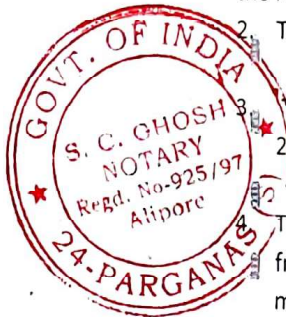
FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Raj Kumar Nath promoter of the proposed project named " SPANDAN UNIQUE "

I, Mr. Raj Kumar Nath promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR 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 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 25th December, 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.



SPANDAN CONSTRUCTION
Raj Kumar Nath

Partner

28 NOV 2023

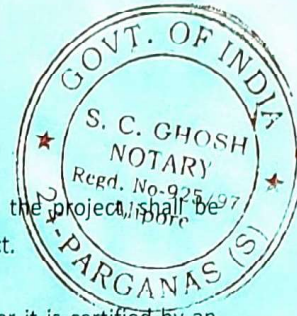
- 9 NOV 2023

No 1019 Date
Name.....
Address.....
Rt 10

Sporran Construction
396, Chowhati, Netaji
Block
P.S. Sonarpara.
K-1-149.

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipara Police Court
Kolkata-700 021



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



SPANDAN CONSTRUCTION
Raj Kumar Nath
Deponent
Partner

Verification

I, Mr. Raj Kumar Nathson of Late. Paresh Chandra Nath residing at 696, Chowhati Netaji Block, Post Office, Chowhati, Police Station. : Sonarpur, South – 24 Parganas, Kolkata – 700149, do solemnly affirm and confirm that 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 28th Day of November, 2023.

SPANDAN CONSTRUCTION
Raj Kumar Nath
Deponent
Partner

Verified by me at 28th Day of November, 2023.

Solemnly Affirmed & Declared
before me on Identification

Identified by me
[Signature]
Advocate

[Signature]
S. C. GHOSH, Notary
Alipore Police Court. Kol-27
Reg. No. 925/97. Govt. of India

28 NOV 2023