

From - B. BEFORE THE NOTARY PUBLIC  
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL GOVERNMENT OF INDIA TAB 345205  
(See rule - 3 (3)) ALIPORE POLICE COURT

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 M/S Gupta Properties a proprietorship firm through its proprietor Mr Ashok Kumar Gupta promoter of the proposed projects/ duly authorized by the promoter of the proposed projects vide its / her / their authorization dated 15-12-2023,

M/S Gupta Properties proprietor Mr Ashok Kumar Gupta Promoter of the proposed projects / duly authorized by the promoter of the proposed projects do hear by solemnly declare, undertake and state as under

1. M/S Gupta Properties a proprietorship firm as a promoter has entered into JDA with the owner of the land which has legal title of the land . These details are duly described / supported by the documents in the application for registration
2. That the said land is free from all encumbrances , lines or charges
3. That the time period within the project shall be completed by the promoter is 31-12-2026 .
4. That the seventy percent of the amount realized by promoter for the real estate project from the allottees , from time to time , shall be deposited in a separate account to be maintain in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose .
5. That the amount from the separate account , to cover the cost of project shall be withdrawn in proportion to the percentage of completion of the project .



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6. That the amount from the separate account, that the withdrawn after its certified by an engineer an architect and a chartered accountant in practice, that the withdrawal is proportion to, the percentage of completion of the project.
7. The promoter shall get the account 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 amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage completion of the project.
8. The promoter shall take all the pending approval on time from the competent authorities.
9. The promoter has furnish such other documents as have been prescribe by the rules and regulations made under the act
10. That 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.

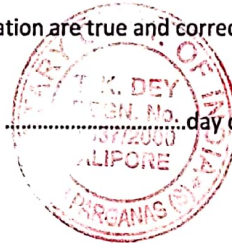
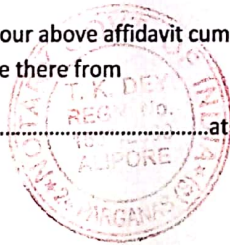


Deponent  
**M/S. GUPTA PROPERTIES**  
*[Signature]*  
 Proprietor

Verification

The contents of my / our 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



Deponent

**Solemnly Affirmed & Declared  
 before me on identification**

**T. K. Dey, Notary**  
 Alipore Judge's (Police) Court, Cal-27  
 Reg. No. 1537/2000, Govt. of India

**16 DEC 2023**

**Identified by me**

*[Signature]*  
 Advocate  
**DILIP DAS**  
 B.Com., LLB  
 Advocate  
 Alipore Police Court  
 Kolkata-700 027  
 W.B.-525 / 1979  
**16 DEC 2023**