

Act



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC AT BARUJIPUR  
KOLKATA-700144



**FORM 'A'**

[See Rule 3(2)]

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

**Affidavit Cum Declaration**

Affidavit cum Declaration of "SUBARNA ENTERPRISE" Promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/his/their authorization dated 15.02.2020.

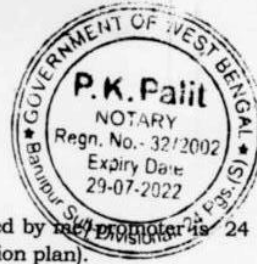


I, Mr SWAPAN KUMAR SAHA, son of Late Madhab Chandra Saha, Residing at Flat no. 31, 3<sup>rd</sup> floor " Madhab Nilay Apartment ", 38 Sreenagar Main Road, P.O.- Panchasayar P.S.- Narendrapur (previously Sonarpur), Kolkata - 700 094, promoter of the proposed project/duly authorized of the promoter of the proposed project do hereby solemnly declare, undertake and state as under ;

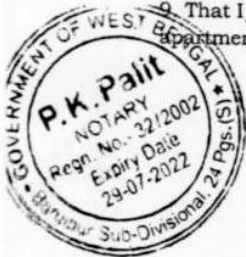
1. That I/promoter have/has a legal title to the land on which the development of the project is proposed  
AND  
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

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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 24 Months, from 29/05/2019 to 28/05/2021 ( as per building sanction plan).
4. That seventy Per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, such as the case may be, on any grounds.



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*Svapam K. Saha*

Deponent

#### 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 13th day of March' 2020.

*Svapam K. Saha*

Deponent

DRAFTED & IDENTIFIED BY

*M. Sardar*  
Advocate

Solemnly affirm & declared before me on  
Identification at Barabur Civil & Criminal  
Court under Notaries Act 1952

*P. K. Palit*

NOTARY, Govt. of W.B.  
Regd. No. 32 of 2002