



पश्चिम बंगाल WEST BENGAL

25AB 596995

BEFORE THE NOTARY AT BARRACHOE

FORM 'A' DIST. NORTH 24 PARGANAS

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudip Kumar Shaw, promoter of the proposed project

I, Sudip Kumar Shaw, son of Late Shankar Lal Shaw aged about 46 years old by faith Hindu, by occupation Business and residing at Nilganj Road, Agarpara, Dist. – North 24 Parganas, Kolkata – 700109, West Bengal, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have 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.

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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 is 31.12.2021.
4. That seventy percent of the amount realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I promoter have 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, 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 there from.

Verified by me at Kolkata on this 23Rd day of December, 2019

Sudip Kumar Sh

Deponent

Identified by me.

S. K. Singh
Advocate
Santosh Kumar Singh
Advocate
High Court, Calcutta.
Enrollment No-F/551/2017

