

A/130/19.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 591412



FORM-A

[see rule 3(2)]

Sign the Notary Public at Alibore / Kolkata

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mohammed Sultan duly authorized by the promoter of Sunrise Erectors Private Limited of the proposed project vide its/his/their authorization dated 31st March, 2018:.



I, Mohammed Sultan S/o of Late Abdul Rahim, aged 52 years, R/o. 37/4A, Watgunge Street, Khidirpore, P. S. - Watgunge, Kolkata- 700 023, managing director of SUNRISE ERECTORS PRIVATE LIMITED do hereby solemnly declare, undertake and state as under:

That SRI. SWAPAN SARKAR S/o. Late Kshirode Chandra Sarkar (ii) SMT. TANVI CHAKRABORTY W/o. Subhankar Chakraborty (iii) SRI. RANJAN MONDAL S/o. Late Prabodh Kumar Mandal, (iv) SRI. SITAL PRASAD MANDAL S/o. Late Jalindra Nath Mandal & (v) MOHAMMED SULTAN S/o. Late Abdul Rahim 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.

SUNRISE ERECTORS PVT. LTD.

27 MAY 2019

Md. Sultan
Authorized Signatory



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 19/11/2020.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified 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.

SUNRISE ERECTORS PVT. LTD.

Md. Sultan
Authorised Signatory

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 27th day of May 2019.

Solemnly Affirmed & Declared before me on identification

T. K. DEY
T. K. DEY, Notary
Alipore Junction Police Court, Cal-27
Regd. No.-1537/2000, Govt. of India

Deponent

27 MAY 2019

Identified by me

[Signature]
Advocate

27 MAY 2019