

S.L. NO. 21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 912387

Before The Notary Public
At Kolkata



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr Debasish Roy duly authorised by the promoter M/s Sun construction of proposed project 'Dwarka' vide its authorisation dated

I, SRI DEBASHIS ROY (PAN NO. AOPPR3859H) (Aadhar No. 794819964292), Son of Sunil Kumar Roy, residing at Village Panapukur, P.O. Bhangar, P.S. Kashipur, District- South 24 Parganas, Pin-743502, West Bengal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

03 SEP 2020

সংখ্যা 1974 তারিখ 20.09.2019

ক্রেতার নাম..... SUN CONSTRUCTION

ঠিকানা..... BHANGAR BIJAY GANG BAZAR, KASHIPUR

মূল্য..... 100/- SOUTH 24 PGNS. PIN - 743502

স্বাক্ষর.....

মণিকা মন্ডল স্ট্যাম্প ডেপার
ভাঙ্গড় এ. ডি. এস. আর. অফিস
দক্ষিণ ২৪ পরগণা



স্বাক্ষর

স্বাক্ষর

অনুমতি প্রাপ্ত

স্বাক্ষর

স্বাক্ষর

1. Uma Mondal, Anupam Mondal, Shama Biocon, Khitish Mondal 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 the 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 30.11.2021.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.



M/S. SUN CONSTRUCTION

Deboni M
Deponent/Proprietor

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 3rd day of September, 2020

Solemnly affirmed and declared
before me on identification

Swapan Banerjee
SWAPAN BANERJEE
Notary, Calcutta, India
Govt. of W.B. Regn. No: 17/1994
D-18/1, Karunamoyee Housing
Estate, Calcutta-700 091

M/S. SUN CONSTRUCTION

Deponent *Deboni M*
Proprietor

03 SEP 2020