



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary Public at Alipore Kolkata

Form "A"



42AB 407847

Affidavit cum Declaration of Mr. Manab Paul, Promoter of the proposed project , " PANTHANIWAS Shantiniketan Phase – IV " and Proprietor of "M/s SREE BALAJI".

I, Manab Paul ,PAN AJLPP6658F, ADHAAR NO. 699337933244 son of Sri Narayan Chandra Paul, by religion Hindu ,by occupation Business, residing at 10, New Bikramgarh ,P.S & P.O. Jadavpur , Kolkata-700032,

Proprietor of M/s Sree Balaji ,a Proprietorship firm having its registered office at 90/1, Prince Golam Hossain Shah Road, P.S. Jadavpur, P.O. Golfren, Kolkata -700095 and Promoter of the proposed project do hereby solemnly declare ,undertake and state as under:



8 MAR 2020

716296

Name : .....  
Address : .....  
Vendor : .....

**I. CHAKRABORTY**  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001

DEBISISH ROY CHOWDHURY  
8, Old Post Office Advocate  
Ground Floor  
Street  
Kolkata: 700 001

19 NOV 2019



1. That I /Promoter of M/S SREE BALAJI, represented by me, Manab Paul, has a legal title / identity / status to the land on which the development of the project , " PANTHANIWAS Shantiniketan Phase – IV " is proposed and 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 the little such land along with an authentication copies of the agreements 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 proposed project " PANTHANIWAS Shantiniketan Phase – IV " shall be completed by me/promoter is 31<sup>st</sup> March 2024.

4. That seventy percent of the amounts realized by me/promoter for all real estate projects 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 That the amounts from the separate account ,to cover the cost of the project , shall be withdrawn in proportion to the percentage of completion of the project .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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer , an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 account in practice, and shall produce a statement of account and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to be percentage of completion of the project.

7. That I /Promoter shall take all pending approvals on time, from the competent authorities.

8. That I /Promoter has furnished such other documents as have been prescribe by the rules and regulation made under the ACT.

9. That I /Promoter shall not discriminate against any allotted at the time of allotment of any apartment , plot or building ,as the case may be, on any apartment, plot or building ,as the case may be, on any grounds.



Solemnly Affirmed & Declared  
before me on identification

T. K. Dey, Notary  
Allpore Judge/Police Court, Cal-27  
Dist. No. 1537/2000, Govt. Of India

For Sree Balaji

Proprietor

SIGNATURE OF DEPONENT

Identified by me