

Sl. No. 118 Dated 27/1/2020 . 27 JAN 2020



गश्चिभबका पश्चिम बंगाल WEST BENGAL

Before the Notary
at Alipore Judge's Court 21AB 421711

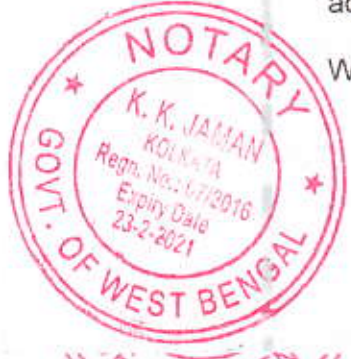
FORM 'A'

(See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018)



AFFIDAVIT CUM DECLARATION

I, Affidavit cum Declaration of M/s. BIKASH UDYOG & CO. (herein after referred to as 'the Proprietorship Firm') a Proprietorship firm. Promoter of the on-going project named 'SUKH-SARI' lying and situated at Mouza – Behala, J.L. No. 2, R.S. No.83, Dag No.13, R.S. Khatian No.1097, Touzi No.346, being known as Municipal Premises No.84, Upendra Nath Banerjee Road, mailing address 201, Upendra Nath Banerjee Road, P.S. Parnasree, Kolkata – 700060, Ward No.131.



27 JAN 2020



BIKASH UDYOD & CO. (represented by its Proprietor, Mr. Bikash Saha), promoter of the on-going project do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with (1) Smt Sandha Barick w/o- Late Pulin Chandra Barick 2) Sri Sankar Ch. Barick s/o Late Pulin Ch. Barick 03) Sri Swapan Barick s/o Late Pulin Ch. Barick 04) Smt. Tuku Sinha d/o Late Pulin Ch. Barick 05) Smt Rita Patra w/o Biswanath Patra 06) Sri. Joy Krishna Mondal h/o Late Puspa Mondal 07) Santu Mondal s/o Puspa Mondal

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Proprietorship Firm for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by the Proprietorship Firm within the date of 20th November of 2024.

5. That seventy per cent of the amounts realised by the Proprietorship Firm for the real estate project from the allottees (per proforma agreement for sale), 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.

6. That the amounts from the separate account, to cover the cost of the project, shall be drawn in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

8. That the Proprietorship Firm 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.

9. That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

10. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



27 JAN 2020



11. That the Proprietorship Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Sri Bikash Saha, son of Late Banku Behari Saha, by Nationality Indian, by Occupation Business, residing at 287, Parnasree, Behala, Kolkata – 700060, P.S. Parnasree.

For M/s. BIKASH UDYOD & CO.

Proprietor

Sri Bikash Saha

Signature attested
in identification

Kazi Khalekujjaman
Notary, Govt. of West Bengal
Regn. No.: 07/2016
Kolkata

7 JAN 2020

Verification

Identified by me

Advocate

Naresh Chatterjee
Advocate
Alipore Police Court
WB/21/1974

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 31st day of Dec 2019.

BIKASH UDYOG & CO.

Proprietor

Sri Bikash Saha



Solemnly affirmed before me on this 27th Day of January, 2020 at Kolkata.