



Before The Notary Public  
WEST BENGAL  
SANJOY KR. GUHA  
Durgapur, Paschim Bardhaman

45AB 297311

FORM 'A'

[See rule 3(2)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

I, **SUDIP KUMAR BISWAS** s/o Dilip Biswas, by nationality - Indian, by faith - Hindu, by occupation - Business, Aged - 55 years, residing at 616, Green Park, Sarada Pally, Block -A, South Dum Dum, Bangur, North 24 Parganas, Pin - 700055 WB and promoter of the project "**SAPTAK RESIDENCY**", Saptarshi Park, Durgapur - 713206, Dist : Paschim Bardhaman, WB authorized by the promoter of the project.

I, **SUDIP KUMAR BISWAS** promoter of the project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I, **SUDIP KUMAR BISWAS** (Promoter) 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 arrangement 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 promoter is 19/01/2023.
4. The seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all pending approvals on time, from the competent authority.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. 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.



Proprietor

Deponent

### 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 24<sup>th</sup> on this April day of 2021

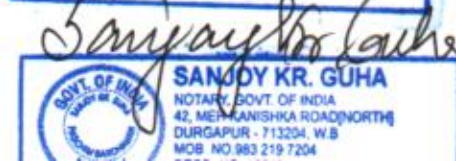
S.B. PROPERTIES



Proprietor

Deponent

Solemnly affirm & Declared  
Before me on Identification



24 APR 2021