



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 703413

11
18 AUG 2020

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANAS
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arnab Debnath promoter of the 'Project name' (Sankar Apartment).

I, Mr. Arnab Debnath, 381 B C Sen Road Saktipur Agarpara Kolkata - 700109 (W.B), promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed.

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.

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

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3. That the time period within which the project shall be completed by me/promoter is in the year 2022.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / the 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.

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

8. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / the 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.

Deponent

P. M. INFRACON

Arnab Debnath
Proprietor

Date:
Place: Kolkata

Verification

SOLEMNLY AFFIRMED & DECLARED BEFORE ME that 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 18 AUG 2020

(S.P. BHAGAT)
(S.P. BHAGAT)
NOTARY
BARRACKPORE COURT
R/No.- 112002

18 AUG 2020

Deponent
(Mr. Arnab Debnath)