



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

35AB 243585

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS



Form - A

[See rule 3(2)]

AFFIDAVITCUM DECLARATION

Affidavit cum Declaration of **RUPAM DE** (PAN NO. AIFPD5973Q), son of Sri Akshaychand De, residing at 21 Chinsurah, P.O - Chinsurah, P.S - Chinsurah, Dist - Hooghly, Pin - 712101, duly authorized by the promoter "**SANJOY REALCON PRIVATE LIMITED** (CIN NO. U51133WB2003PTC096406) / (PAN NO. AAICS0349H)", of the proposed project, vide its authorization date 31st March 2015.

I, **RUPAM DE** (PAN NO. AIFPD5973Q), son of Sri Akshaychand De, residing at 21 Chinsurah, P.O - Chinsurah, P.S - Chinsurah, Dist - Hooghly, Pin - 712101, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

S. Chaudhuri
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

13 AUG 2019

Sanjoy Realcon Private Limited
[Signature]
Authorised Signatory



1. That Promoter, has a legal title to the land on which the development of the project is proposed.

Or

SANJOY REALCON PRIVATE LIMITED, Registered Office at Sugandha More, Delhi Road (NH-2 Bye Pass), P.O.-Sugandhya, P.S.-Polba, District-Hooghly, PIN Code -712102, 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 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 **31st March 2020**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in ,Practice that the withdrawal is in proportion to the percentage of completion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 / 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

S. CHAUDHURI
 ★ NOTARY ★
 GOVT. OF INDIA
 Regd. No.-6584/08
 Bidhannagar Court
 Dist.-North 24 Pgs.

13 AUG 2019

Sanjoy Realcon Private Limited

 Authorised Signatory



- 8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That I / promoter shall not discriminate against any allotment at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sanjoy Realcon Private Limited

Authorised Signatory

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 Kolkata on this 13th day of August 2019

Sanjoy Realcon Private Limited

Authorised Signatory

Deponent

S. CHAUDHURI
 * NOTARY *
 GOVT. OF INDIA
 Regd. No.-6584/08
 Bidhannagar Court
 Dist.-North 24 Pgs.

13 AUG 2019