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भारतीय गैर न्यायिक

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रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

30AB 267013



BEFORE THE NOTARY PUBLIC

Form - A

[See rule 3(2)]

AFFIDAVITCUM DECLARATION

Affidavit cum Declaration of "SANJOY REALCOM PRIVATE LIMITED (CIN NO. U51133WB2003PTC096406) / (PAN NO. AAICS0349H)" promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization date 31<sup>st</sup> 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:

**B. N. SAHA**  
**NOTARY**  
Bikash Sharma  
Kesh Block, Gt. Plaza  
Bishnupur, Kolkata  
West Bengal

Sanjoy Realcom Private Limited

06 JUN 2019

Authorized Signatory



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

**SANJOY REALCOM 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 31<sup>st</sup> 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in Practice that the withdrawal is in proportion to the percentage of completion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.

**B. N. SAHA**  
**NOTARY**  
Nikash Bhawan  
North Block, Ct. Plaza  
Salt Lake, Kolkata  
West Bengal

Sanjoy Realcom Private Limited

Authorised Signatory

06 JUN 2019





- 7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
- 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.....on this.....day of.....

Sanjoy Realcon Private Limited

Authorised Signatory

Deponent

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Bhattacharya, Kolkata  
West Bengal

Identified by me  
  
Advocate

solemnly Affirmed  
&  
Declared before me  
in Identification of Advocate

**B. N. SAHA**  
**NOTARY**

06 JUN 2019