

07/11/19

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

30AB 537309



BEFORE THE NOTARY PUBLIC AT KOLKATA

AFFIDAVIT cum DECLARATION

Affidavit cum Declaration of M/S WYND ENTERPRISE represented by Mr. Prabir Putatnda son of Late Sushil Putatunda residing at Mahamaya Mandir Road, Mahamayatala, P.O. Garia, P.S. Sonarpur, Kolkata 700084 duly authorized by the promoter of the proposed project namely 'INDRAPRASTHA', vide its authorization dated 1st January, 2019.

Prabir Putatnda duly authorized by the promoter of the proposed project as aforesaid do hereby solemnly declare,

undertake and state as under:



12 DEC 2019

WYND ENTERPRISE
Prabir Putatnda
PARTNER

26483

31 MAY 2019

No.....Rs. **10/-** Date.....

Name: *Sanjay Bhattacharya*

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate
High Court
Calcutta



STAMPED AND SIGNED

STAMP

1. That (1) SRI MANICK LAL NASKAR son of Late Narendra Nath Naskar, by occupation - Business, (2) SMT. JAYANTI NASKAR wife of Late Nirapada Naskar, by occupation - Retired person, (3) SRI AVISHEK NASKAR son of Late Nirapada Naskar, by occupation - Service and (4) SRI ANIRBAN NASKAR son of Late Nirapada Naskar, by occupation - Student, all by faith Hindu, by Nationality Indian, residing at Mahamayapur, Post Office- Garia, Police Station - Sonarpur, Kolkata -700084 have a legal title to All that the piece or parcel of land measuring about 12 Cottahs 10 Chitaks 44 SqFt be the same a little more or less being Holding No. 23, Mahamayapur, within the limits of Ward No. 28 of Rajpur Sonarpur Municipality, Kolkata 700084 forming out of R.S. Dag Nos. 1107/1896 & 1205 appertaining to R.S. Khatian No. 1371& 66 respectively of Mouza Barhans Fartabad, J.L. 47, Pargana Medanmalla, Touzi No. 109, P.S. Sonarpur, District South 24 Parganas on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land alongwith authenticated copy of the agreement made between the abovementioned owners and promoter for the 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 the promoter is 15.05.2021.
4. That Seventy percent of the amounts realised by the 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 withdrawals 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 account 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 that project and the withdrawal has been in compliance with the portion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time from the competent authorities.
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.

VERIFICATION

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 12th day of December, 2019.

Identified by me



Advocate

Date: 12th December, 2019


Solely Affirmed & Declared
before me on Identification

P. K. BASU, Notary
Alipore Police Court, Kal-27
Reg. No. 9/93, Govt of W B

Deponent

WYND ENTERPRISE


PARTNER

12 DEC 2019