

BEFORE THE NOTARY AT BARRACKPORE
DIST NORTH 24 PARGANAS



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 335444

Affidavit cum Declaration

Affidavit cum Declaration of SRESTHA DEVELOPMENT, a partnership firm having its registered office at 380/6, Garulia Main road, P.O.- Garulia, North 24 Parganas, West Bengal, Pin – 743133, and running its day to days business from the same place, represented by its partners namely (1) Sri Rabi Kant Jaiswal son of Panna Lal Shaw (2) Sri Pradyut Dutta son of Late Prantosh Dutta, promoter of the proposed project.

I, SRESTHA DEVELOPMENT, a partnership firm having its 380/6, Garulia Main Road, North 24 Parganas, West Bengal, Pin – 743133, partners namely (1) Rabi Kant Jaiswal son of Late Panna Lal Shaw (2) Sri Pradyut Dutta son of Late Prantosh Dutta, promoters of the proposed project proposed project do hereby solemnly declare, undertake and state as under:



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

OR

That I/ Promoter have/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.

OR

That details of encumbrances_____ including details of any right , title, interest, or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **March, 2021.**

4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. 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.



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8. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.



SRESTHA DEVELOPMENT
Rabi Kanta Jaiswal
 Partner

SRESTHA DEVELOPMENT
Pradip Dutta
 Partner Deponent

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 on this 3rd February, day of 2020.

Deponent

SRESTHA DEVELOPMENT
Rabi Kanta Jaiswal
 Partner

SRESTHA DEVELOPMENT
Pradip Dutta
 Partner



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IDENTIFIED BY ME
Arun Kumar Saha
 ADVOCATE

ARUN KUMAR SAHA
 Advocate
 Barrackpore Court