

भारतीय गैर न्यायिक

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रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

পশ্চিমবঙ্গ নাট্যমন্ত্রী, কলকাতা, পশ্চিমবঙ্গ



584B 778010

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. PURUSHOTTAM PANDEY, director of promoter of the proposed project "SHIV KESHA VILLA" duly authorized by the promoter, vide its/his/their authorization dated _____.

I, SHRI MR. PURUSHOTTAM PANDEY [PAN-AFFPP8182C] [AADHAR NO. – 2911 1414 3143], son of Late Shiv Nath Pandey, by faith – Hindu, both by occupation – Business, residing at 3/3 Kali Banerjee Lane, P.S.-Posta, P.O- Posta, Kolkata-700 006, in the District of Kolkata being the authorized signatory of M/s. AN NIRMAN PRIVATE LIMITED [PAN-AALCA8796R], a Private limited company incorporated under the Companies Act, 1956, having its present registered office at 3/3 Kali Banerjee lane, P. S. – Posta, Kolkata – 700 006, do hereby solemnly affirm and declare as follows:

1. That I / promoter have / has 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 whatsoever.
3. That the time period with which the project shall be completed by us is within 19th January, 2023.

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO - 13801
High Court Calcutta

5 APR 2023



4. That seventy per cent of the amounts realized by our company 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 That the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 the project.
8. That we shall take all the pending approvals on time from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations under the Act.
10. That we 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.

Purushottam Pandey

DEPONENT

Verification

The contents of the above Affidavits cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this ___ day of _____, 2021.

Purushottam Pandey

DEPONENT



Identified by me
Sampa Paul
Advocate
Sampa Paul
C.M.M. Court Kolkata

CHITTARANJAN GHOSH
Adv. 1702
E.V. 35/2013
REGN NO. 13801
High Court Calcutta

2
 solemnly Affirmed and Declared
 before me on Identification
 CHITTARANJAN GHOSH
 Regn. No- 13801/31.12.18

Chittaranjan Ghosh