



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 246000



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION OF MR. ASHOK SARAF, DULY AUTHORIZED BY THE MEMBERS OF SUGAM PARK, THE PROMOTER OF THE PROPOSED PROJECT KNOWN AS "SUGAM PARK", VIDE ITS AUTHORIZATION (BOARD RESOLUTION) DATED 24th AUGUST 2018

I, Ashok Saraf, duly authorized by the members of Sugam Park, the Promoter, of the proposed project known as "SUGAM PARK" do hereby solemnly declare, undertake and state as under:

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
& 3, Bankshall Street
Calcutta - 700 001

29 AUG 2018

042784

20 AUG 2018

Sl. No.....Date.....
Name.....
Add.....
AMT.....

Sugam Park
2/5, Serat Box rd
140 1-20

←
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

1. That Asansol Durgapur Development Authority, have been allotted by the Housing Department – Government of West Bengal, and accordingly have a legal title to the land situated at Kalyanpur Satellite Township Project (KSTP), Dr. B.C. Roy Road, P.S. Asansol (North), P.O. South Dhadka, Asansol – 713 302 ("entire 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 Memorandum of Understanding and/or other collaborative agreements between such Lessor and the 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 the Promoter is 31 March 2021.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the West Bengal Housing Industry Regulation Act, 2017.
10. That the 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.



Ashokshah

Signature of the Deponent

Solemnly affirmed at **Kolkata** on the
28th day of AUGUST, 2018 before me

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 28th day of August 2018.

Identified by me

 Arun Kr. Sarkar
 C.M.M.'s Court
 Kolkata

P. K. Datta
 Notary
 Regn. No.: 1101/98
 C.M.M.'s Court
 2 & 3, Bankswali Street
 Calcutta - 700 001

Signature Attested by me
 on Identification of advocate

P. K. DATTA
 Notary

Ashokshah

DEPONENT

28 AUG 2018