

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

47AB 516480

Before the Notary public, at Alipurduar.

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr.Ashim Sarkar, one of the partners of M/s. Swastik Abasan , duly authorised by the promoters of the proposed project vide their authorisation dated 24/08/2020.

I, Ashim Sarkar, one of the partners of M/s. Swastik Abasan duly authorised by the promoters of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That Sri Ranjan Sengupta, Sri Anup Kumar Sengupta and Rajdeep Sengupta have a legal title on the land on which development of the proposed project is to be carried out and a legally valied authentication of title of such land and copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

( contd..p/2.)

No. 10/2020  
Date 01/09/2020



*Shrim Sarab*

2. That the said land is free from all encumbrances.
3. That the time periject shall be completed by promoter is 31st December, 2025.
4. That seventy percent of the amounts realised by 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 cons truction 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 That the amounts from the separate account, to cover the cost of the project sail shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be w ithdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdral is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after end of every financial year by a Chartered Accountant in practice and shallproudce statement of accounts duly certified and siged by such chartered Accountant and it sai shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal as been in compliance with the proportion to 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 act



*G. C. SIKDER*

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.

Ashim Sarkar

Deponent

Verification

The contents of my above affidavit cum declaration is true and correct and nothing material has been concealed by me there from.

Verified by me at Alipurduar , Sept.01/09/2020.

Identified by me

Advocate

Alipurduar court.  
Advocate  
Alipurduar Court  
Dist. Alipurduar-736122

Ashim Sarkar  
Deponent

Subscribed, sworn before me at Alipurduar on 01/09/2020.

G. C. Sikder Advocate  
(Govt of West Bengal)  
No-3321/J/96  
ALIPURDUAR COURT

01/09/2020

