

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

भारत

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 903728

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr.Ashok Saraf, duly authorized by Sugam Serenity LLP, the promoter of the project known as "SUGAM PRAKRITI", vide its authorization (Board Resolution) dated 20th November 2020;

I, Ashok Saraf, duly authorized by Sugam Serenity LLP, the Promoter, of the residential project known as "**SUGAM PRAKRITI**" do hereby solemnly declare, undertake and state as under:

1. That Sugam GrihaNirmaan Ltd. & Others have a legal title to the land situated at **Premises No. 1479 Kusumba, P.S. Sonarpur, P.O. Narendrapur, Kolkata – 700 103** ("entire land") on which the development of the proposed project is to be carried out AND a legally valid authentication of title

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M's Court
Kolkata 700 001

Ashok Saraf

19 JAN 2021

23262

S. M. BAGARIA & CO
Old Post Office St
Kolkata - 1

NAME.....
ADD.....
Rs.....
- 5 JAN 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

5 JAN 2021

5 JAN 2021

of such land along with an authenticated copy of the Joint Development Agreement between such owners 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 **30 September 2024**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Ashok Saraf

Solemnly affirmed at **Kolkata** on the
19th day of **January 2021** before me:


Signature of the 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 **Kolkata** on the **19th** day of **January 2021** before me

Identified by me


SUJAN RAY
Advocate
C.M.M. Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


REKHA TEWARI
NOTARY

19 JAN 2021

Ashok Saraf

DEPONENT

REKHA TEWARI
NOTARY
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