

SERIAL No. ~~57~~ DATE: 02/12/2020

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

भारत



INDIA

Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL



दक्षिण बंगाल WEST BENGAL

24AA 649646

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

AFFIDAVIT CUM DECLARATION

Before the Notary Public, Balurghat, Dakshin Dinajpur

Affidavit cum Declaration of Mr. Puspendu Talukdar, son of Late Nayan Ranjan Talukdar, residing at Vill- Congress para, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur Partner of The Maharaja Udyog having office at Congress para, Balurghat, Dakshin Dinajpur duly authorized by the Promoter The Maharaja Udyog, promoter of the proposed project, vide its authorization dated _____

1. That I Sri Puspendu Talukdar, Son of Late Nayan Ranajan Talukdar, partner of The Maharaja Udyog promoter of the proposed project having another two partners namely Sri Surajit Bhattacharjee, son of Late Ranjit Bhattacharjee, resident of Congress Para, P.O & P.S- Balurghat,

R. TOKDAR
NOTARY
Dakshin Dinajpur

02/12/2020

Dakshin Dinajpur

02/12/2020

2. Dist- Dakshin Dinajpur and Smt Shakuntala Agarwala, Wife of Sri Paban Kumar Agarwala, of Marawari Patty, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur promoter of the proposed Project do hereby solemnly declare, undertake and state as under:
3. That Sri Puspendu Talukdar, Son of Late Nayan Ranjan Talukdar, Sri Surajit Bhattacharjee, Son of Late Ranjit Bhattacharjee, and Smt Shakuntala Agarwala, wife of Sri Paban Kumar Agarwala, have 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 and the said development agreement has been registered in the office of the ADSR, Balurghat, Dakshin Dinajpur and recorded its Book No-I, Volume No-1702-2020, Pages from 18891 to 18919 being no-170201269 for the year 2020 dated 20.03.2020.

That the said land is free from all encumbrances.

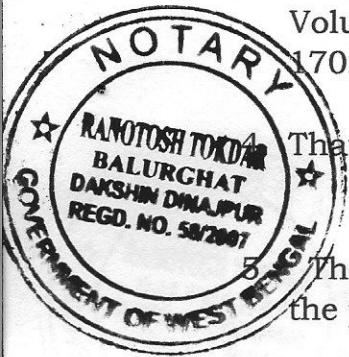
That the time period within which the project shall be completed by the promoter is 28/02/2023.

6. That the seventy percent of the amount 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 Schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chattered account in practice that the withdrawal is in proportion to the percentage of completion of the project that 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 chattered 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 completion of the project.

Solemnly Affirmed before me

R. TOKDAR
NOTARY
Dakshin Dinajpur

02/12/2020



8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations.
10. That 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.

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and noting material has been concealed by me there from.

Verified by me at Balurghat on this 2nd day of November 2020

Pis Pawan Jaisankar

Deponent

The deponent is identified by me
and signed in my presence.

R. Tokdar

Advocate.

Balurghat Court.

solemnly Affirmed before me

R. Tokdar
R. TOKDAR
NOTARY
Dakshin Dinajpur

02/12/2020

