

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

29AB 881190

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS

[See Rule 3(2)]

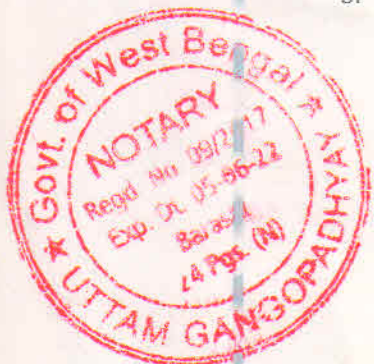
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Madan Gopal Saha Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05.10.2016

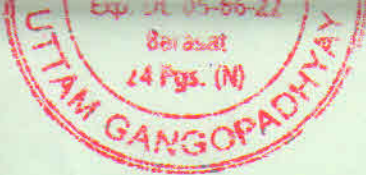
I, Madan Gopal Saha promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is Within 2021.

St. No. 1855 of 2019  
Date 15 MAR 2019



Contd.....2



1. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I/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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

LOKENATH PROJECTS

  
Partner

Deponent

Verification


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from


Verified by me at Kolkata on this 14<sup>th</sup> March 2019 day

Indemnified by me  
A. KALA  
(Advocate)  
High Court, Kolkata 480779

Solemnly Affirmed before me  
on 15.03.19  
duty identifications by Ld.  
Advocate A. Kala  
at Dist. Judges Court, Barasat:

Deponent

CHECKED BY  
  
NOTARY CLERK  
15 MAR 2019

  
Uttam Gangopadhyay  
NOTARY 15/03/19  
Govt. of West Bengal  
Barasat, North 24 Pargana  
Regd. No. 09/2017

15 MAR 2019