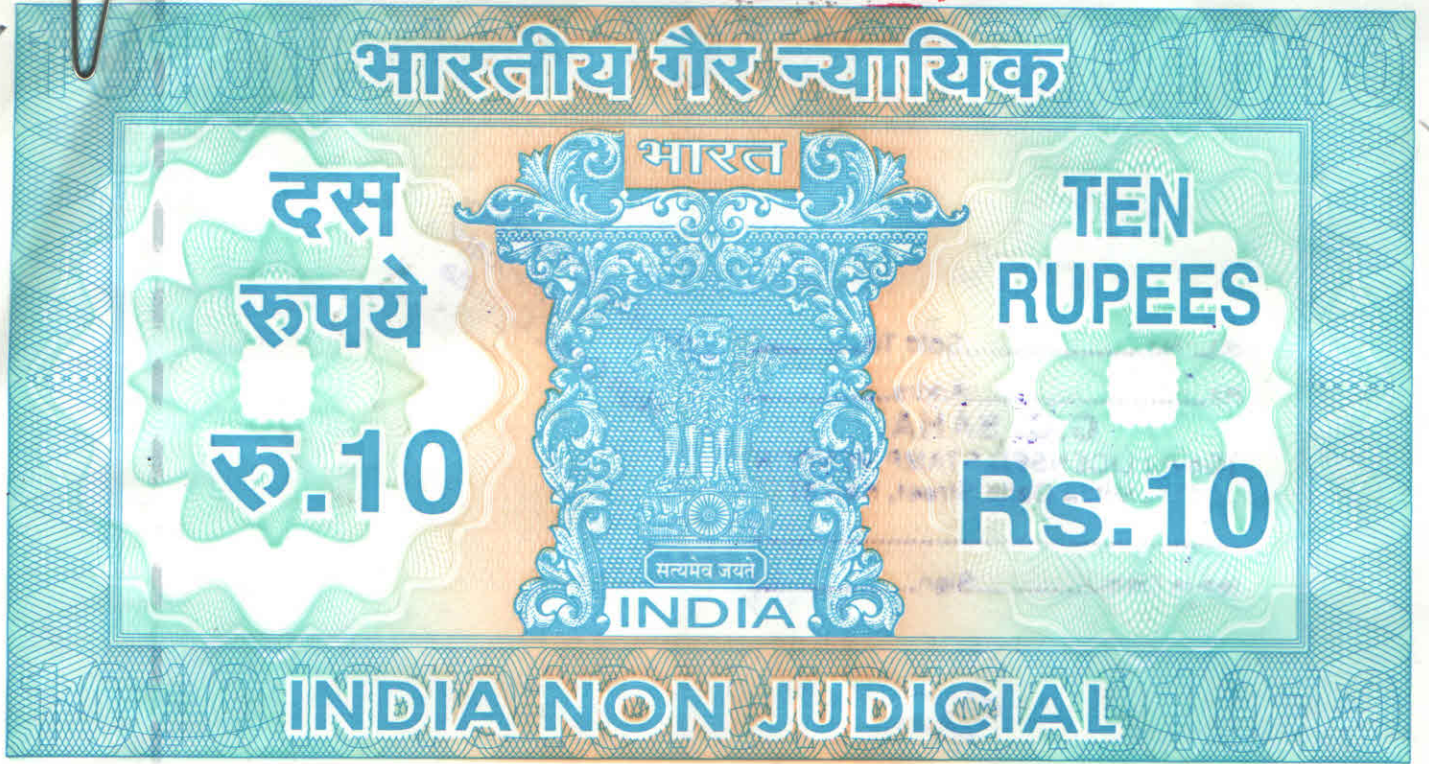


PL No.



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

27AB 872674



FORM 'A'

[See rule 3(2)]



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Debashis Dhar, son of Late Mohini Mohan Dhar, residing at 287/3 East Sinthee Road, Kolkata-30 partner of M/s S D DEVELOPERS having its registered office at 55/29 East Sinthee Road, Kolkata-30, promoter of the proposed project, vide its board of partners meeting dated 28.01.2014.

I, Debashis Dhar, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1

Debashis Dhar

29 MAY 2019



1. That the owners namely Mr. Debashis Dhar and Mr. Sanjoy Dutta have a legal title to the land at the premises No.21B SREENATH MUKHERJEE LANE, KOLKATA - 700030, on which the development of the project is being carried out, having its Marketing Office at 21A/3, Sreenath Mukherjee Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata - 700 030.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 the promoter is 31st March 2020.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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.

Debashis Dhar

[Signature]
29 MAY 2019



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

M. L. Shaw

Deponent

Verification

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

Verify by me at Kolkata on this 29th Day of May, 2019.

M. L. Shaw

Deponent

Identified by me

Sitangsu Dasgupta A/342/305/2013.

Sitangsu Dasgupta
Advocate
High Court, Calcutta

Solemnly Affirmed &
Declared Before Me
on Identification

M. L. Shaw

M. L. SHAW
NOTARY
GOVT. OF W. B.
REGN. No.-85/07
MUNPL. ASSESSMENT &
BLDG. TRIBUNAL
(HUDCO BLDG.)
KOLKATA-87

29 MAY 2019

29 MAY 2019