

Sl. No. 16 Date 2-2-001 2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 705312

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027



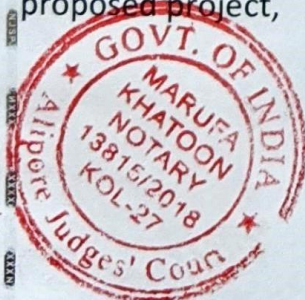
FORM 'A'

[See Rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr JOYDEV SARDAR of the
proposed project,



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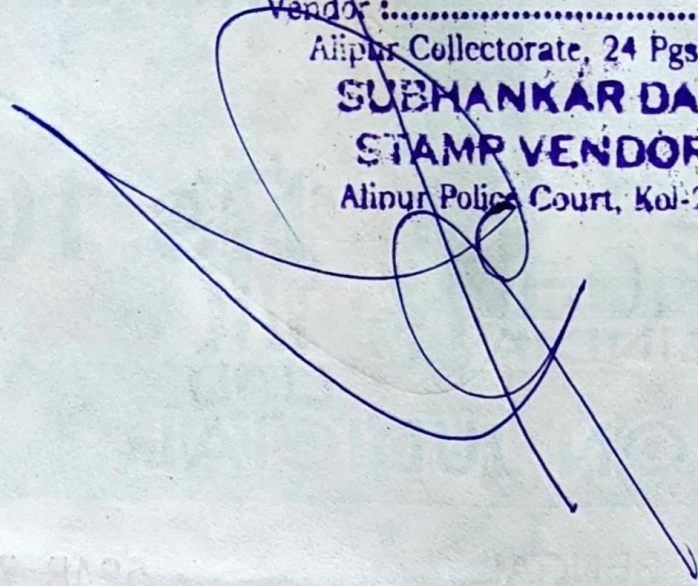
- 12979

No.....Rs10/-Date.....
Name : MONOJ MALLICK, Advocate
Address: Alipur Police Court, Kol-27
Vendor :

Alipur Collectorate, 24 Pgs. (S)

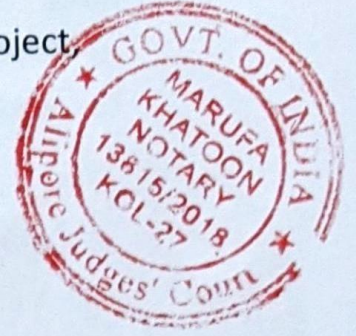
SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Kol-27



J.P.ABASON, vide his authorization dated 106/20-21 / 13/11/2020;

I, Mr JOYDEV SARDAR, promoter of the proposed project,
do hereby solemnly declare, undertake and state as under:



1. That I have a legal title to the land on which the
development of the project is Proposed 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.

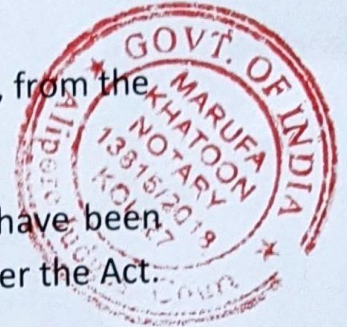
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be
completed by me is 30th SEPTEMBER, 2022.
4. That seventy percent of the amount realised by me for the
real estate project from the allottees, from time to time,
shall be deposited in a separate 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cost of the project, shall be withdrawn in proportion to the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 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



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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 shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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 Nothing material has been concealed by me there from.

Verified by me at KOLKATA on this 22nd day of OCTOBER, 2021.

Witness:-

Sham Paul
186, Boral Main Road
Garia, Kolkata - 700084

Deponent

JOYDEV SARDAR

Joydev Sardar
Proprietor

Identified by me

Arindam Barua
Advocate



Signature Attested
on Identification
Marufa Khatoon
MARUFA KHATOON
Notary Govt. of India
Reg. No. 13815/2018
Alipore Judges' Court

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