

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

52AB 158088

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS,

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 Smt. Saptaparna Das, wife of Sri Arnab Kumar Das, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12th day of August, 2020;

I, Smt. Saptaparna Das, promoter of the proposed project / duly authorized by the promoter of the proposed project do solemnly declare, undertake and state as under :-

SRIJANI
Saptaparnadas

Proprietor

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976
08 DEC 2020



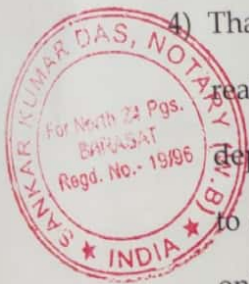
1) That I/ promoter have / has a legal title to the land on which the development of the project is proposed

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 our/promoter is within 24 months form the date of execution and registration of the Development & Construction Agreement, dated 12th day of August, 2020, for the said project name and style of "DIKSHA APARTMENT" of 5/38, Sarojini Pally, P.O. – Nabapally, P.S. – Barasat, Dist. – North 24 Parganas, Kolkata - 700126.



4) That seventy per cent of the amounts realized 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5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of

08 DEC 2020

SRIJANI
saptaparnada

Proprietor

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completion of the project that I/ we/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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



SRIJANI
Saptaparnada
Proprietor
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 Barasat on this 8th day of December, 2020.

Solemnly Affirmed to this... *08th*
Day of... *Dec* 20... 20...
Identified by... *J. K. Sarma* Advocate

[Signature]
08 DEC 2020
S. K. DAS
Notary (W.B)
Barasat, North 24 Pgs
Regn. No - 19/96

08 DEC 2020

CHECKED BY
[Signature]
NOTARY CLERK

SRIJANI
Saptaparnada
Proprietor

Deponent

Identified by me,

Japan Kumar Sarma

Advocate

Japan Kumar Sarma
Advocate
Judges Court Barasat
North 24 Pgs.
Regd. No.- WB/1122/1987

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