

भारतीय गैर न्यायिक

दस
रुपये

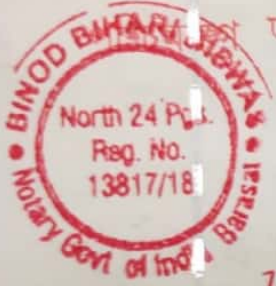
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

47AB 312497

Before the Notary Public
at Barasat, Dist. North 24 Pgs

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

Page 1 of 3



12.1 JULI 2020

তার 15/10/2020

নম্বর :- 1702 S. Biswas
ক্রেতার নামঃ

ঠিকানা :-

Adv DS

মূল্য :-

ডেভার :-

হাবড়া এ.ডি.এস. আর অফিস

জেলাঃ- উঃ ২৪ পরগনা

খরিদ তার :-

15 OCT 2020

মোট স্ট্যাম্প খরিদ :-

312000

ট্রেজারী বারাসাত

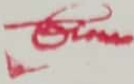
ভান্ডারঃ- শ্রী সদীপ ঘোষ

১। Before the Notary Public
at Barasat Dist. North 24 P.W.

DECLARATION

DECLARATION OF CLARIFICATION
I, the undersigned, do hereby declare that the above mentioned amount of Rs. 312,000/- is the amount of stamp duty paid by me for the purchase of the land situated at Barasat, North 24 P.W. District, West Bengal, and that the same is being deposited in the name of the Government of West Bengal, and that I have no other claim or interest in the said land.

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


OR 
..... have/ has 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.


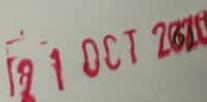
OR


That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3) That the time period within which the project shall be completed by our/promoter is within 24 months from the date of execution and registration of the Development & Construction Agreement, dated 12th day of August, 2020.

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.



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

SRIJANI
Saptaparnasay

Proprietor

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.

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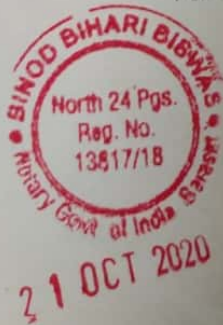
Proprietor

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 22nd day of October, 2020.



Solemnly affirmed
Before Me... S. Das
Certified by S. Biswas
This 21st day of Oct of 2020.

BINOD BIHARI BISWAS
Notary Govt. of India, Barasat
North 24 Pgs., Reg.No-13817/18
Exp- 30/12/2023

SRIJANI

Saptaparnada

Proprietor

Deponent

Identified by me,

Shrityasee Biswas

Advocate

Shrityasee Biswas
Advocate
Judge's Court Barasat, 24 Pgs.(N)
Enroll. No.- F/628/382/2012