

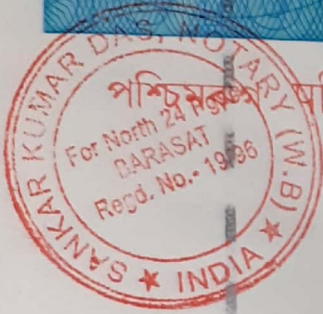
भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

34AB 616594

Before the Notary Public
Barasat, 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 & Sri Saibal Dutta, son of Late Santosh Kumar Dutta, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20th day of December, 2019;

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

S. S. ASSOCIATES

Saibal Dutta
Partner


S. S. ASSOCIATES

Saptaparna Das
Partner

Sl. No. 2796
31 DEC 2019



১১১ নং ৫৩০
তারিখ: ২৭/০৯/২০ T. U. Sarma, Adv.

ক্রমিক নাম: B.N. 

সং: _____

মূল্য: _____ টাকা মাত্র

ভেদার সেখ: 

এ. ডি. এস আর. অফিস

কদম্বরগাছি

বারাসাত, উঃ ২৪ পরগণা

ক্রয়ের তারিখ: ৫/২/১৭

টি. ভি. নং: _____

মোট মূল্য: ৫০. _____

ট্রেডারি অফিস - বারাসাত

- সেখ শাহ নাওয়াজ হোসেন

স্বাক্ষরিত: ২৭/০৯/২০
T. U. Sarma, Adv.

1) That we/ 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.

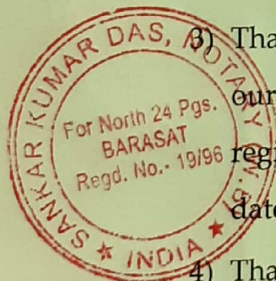
3) That the time period within which the project shall be completed by our/promoter is within 24th months form the date of execution and registration of the Development & Construction Agreement, dated 20th date of December, 2019.

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

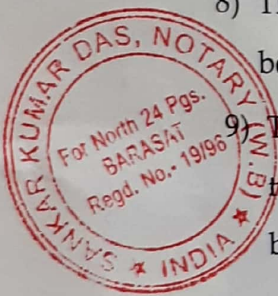
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S. S. ASSOCIATES
S. S. ASSOCIATES
Saptaparna Das
Sankar Das
Partner
Partner

completion of the project that 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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



S. S. ASSOCIATES

1) Saptaparna Das

Partner

2) **S. S. ASSOCIATES**

Saibal Dutt

Partner

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 31st day of December, 2019.

31 DEC 2019

Solemnly Affirmed to this 31st
 Day of Dec 2019
 Identified by T.K. Sarma, Advocate

[Signature]

31 DEC 2019

S. K. DAS
 Notary (W.B.)
 Barasat, North 24 Pgs.
 Regn. No.- 19/96

CHECKED BY

[Signature]
 NOTARY CLERK

31 DEC 2019

S. S. ASSOCIATES

1) Saptaparna Das

Partner

2) **S. S. ASSOCIATES**

Saibal Dutt

Partner

Deponent

Tapan K. Sarma,

Japan Kumar Sarma
 Advocate

Judges Court Barasat
 North 24 Pgs.
 Regd. No.- WB/1122/1983