



पश्चिम बंगाल WEST BENGAL

34AB 572726

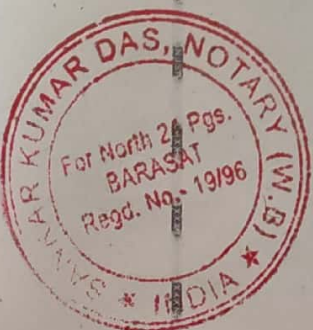
Before the Notary Public  
Barasat North 24 Pgs

### AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Smt. Saptarna 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 20<sup>th</sup> day of December, 2019;

We, Smt. Saptarna 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 :-

2796  
31 DEC 2019



নম্বর : 1480

সন ও তারিখ : 07/11/19

ক্রেতার নাম : T.K. Sharma A.M.

ঠিকানা : Barasat court

মূল্য : Rs

স্বাক্ষর :

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

গরিদ তারিখ : 25 OCT 2019

মোট ট্যাক্স খরিদ : RS.200000

ট্রেজারী বারাসাত

স্বাক্ষর : শ্রী সম্রাট কোঙ্গ





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 24<sup>th</sup> months form the date of execution and registration of the Development & Construction Agreement, dated 20<sup>th</sup> 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5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of



31 DEC 2019

S. S. ASSOCIATES

Saibal Bhatt

Partner

S. S. ASSOCIATES

Saptaparna Das

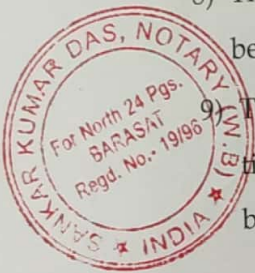
Partner

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 Dulmi  
Partner

Deponent

31 DEC 2019

**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 31<sup>st</sup> day of December, 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 Dulmi  
Partner

Deponent

Tapan Kr. Sarma,

**Japan Kumar Sarma**  
Advocate  
Judges Court Barasat  
North 24 Pgs.  
Regd. No.- WB/1122/1983