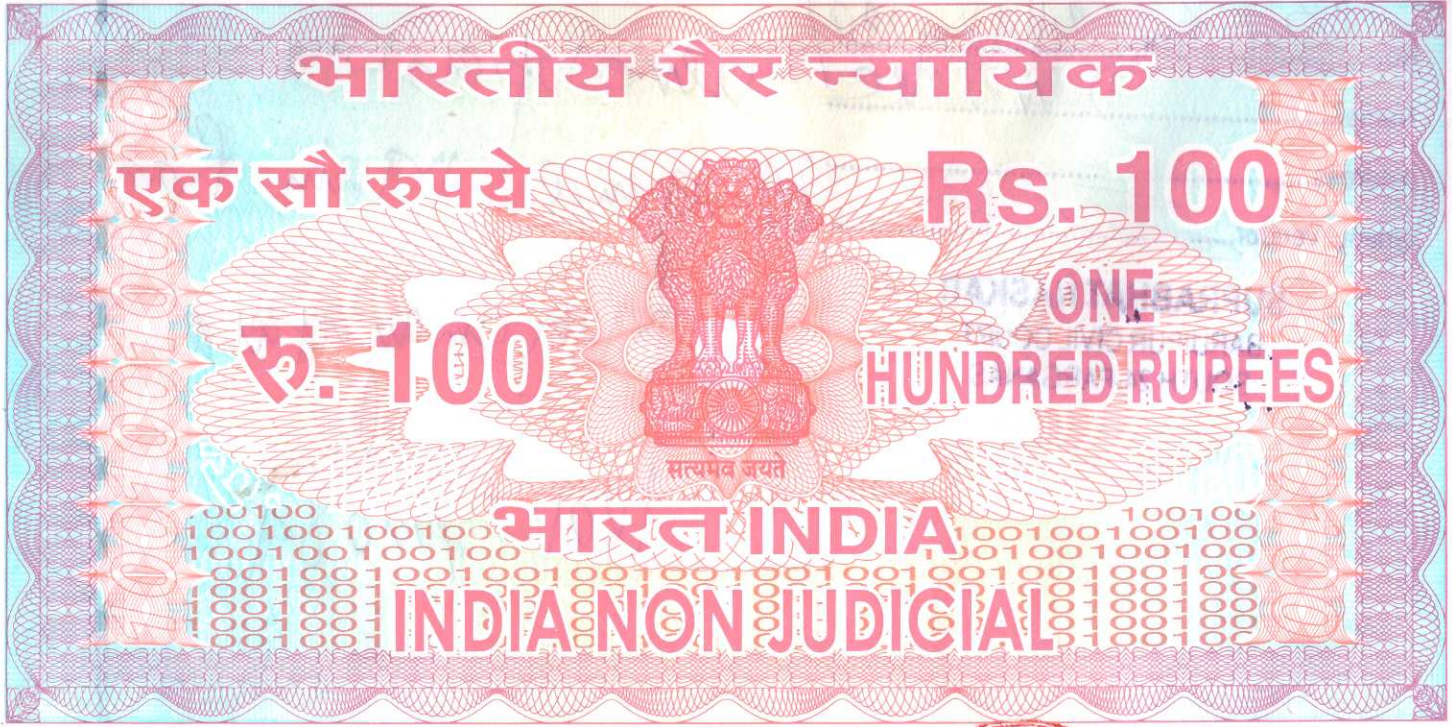


275/9



पश्चिमबङ्गा पश्चिम बङ्गाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOTT OF WEST BENGAL



AA 493022

FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. **SANKAR KUNDU** promoter of the proposed project / duly authorized by the promoter of the proposed project vide his authorization dated **20.11.2018**:

I, **SANKAR KUNDU** Son of **LATE SUBOL KUNDU** aged **68 Years** R/o **DEVALOKE DEVELOPERS LIMITED** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **That the promoter** 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. **ANNEXURE 'E'**



12 APR 2019

No. 1373 Dt. 30.11.18 Rs. 100/-

Name Dhaloke Development Ltd.

Address 82, Garia Main Road

Stamp Vendor

**SUPRABHAT NASKAR**  
BARUIPUR CIVIL COURT  
SOUTH 24-PARGANAS

Mahamaya

1201-700084.



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



**a) MORTGAGE LOAN:**

The Block Nos. 1, 2, 3, 7, 8, 10 & 14 are Mortgaged with State Bank Of India , SME Branch, 6<sup>th</sup> Floor, Block-A, Samridhi Bhawan, 1, Strand Road, Kolkata-700 001 in which Block Nos. 1, 2, 3, 7, 8 & 14 are in 1<sup>st</sup> Phase & Block No. 10 in 2<sup>nd</sup> Phase.

The "Loan A/C" has been operated through "ESCROW ACCOUNT". A/C No. is 37448042405.

The details of "Loan A/C" with SANCTIONED LETTER is attached with this Declaration.

**b) COURT CASES OF DEVALOKE SONARCITY PROJECT (PHASE-II)**

**C. T.S – 83/2017** – In the Court of Civil Judge (Jr. Division) at Baraipur- 24 Parganas (South).

2. That the time period within which the project shall be completed by me/ promoter is **28.02.2023** (Project Completion Date).
3. That seventy per cent of the amounts realised by 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.
4. 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.
5. That the amounts from the separate account shall be withdrawn only 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.
6. That 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 promoter shall take all the pending approvals on time, from the competent authorities.



**12 APR 2019**

8. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. That 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.



For DEVALOKE DEVELOPERS LTD.

  
Director  
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 Kolkata on this 12 day of April, 2019.

For DEVALOKE DEVELOPERS LTD.

  
Director  
Deponent



Signature(S) Attested  
On Identification



**M. DASMONDAL**  
NOTARY  
Baruipur Civil & Criminal Court  
Regd. No.- 34/2002  
Govt. of West Bengal

Indo. attested by me  
  
Advocate

12 APR 2019