

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

36AB 080151

BEFORE THE NOTARY AT BARRACKPORE
DIST. NORTH 24 PARGANAS

Form 'A'

(See Rule 3(2) of West Bengal Housing Industry Regulation
Rules, 2018)

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Sai Ram Uddyog (herein-
after referred to as 'the Partnership firm') promoter of the
on-going project named " Saraswati Apartment " lying and
situated at Mouza Bonhooghly, J.L.No.06, Touzi No. 3027,
R.S.No.05, R.S. Khatian Nos. 88 & 1155, R.S. Dag No. 1512 &
1513, Municipal Holding No.574(old), New No. 665 within
the local ambit of Baranagar Municipality under the Ward No.
20, Police Station - Baranagar, Kolkata - 700105 in the
District of North 24 Parganas, West Bengal, India.



M/s. SAI RAM UDDYOG

Sampay Gayen
Partner

14 AUG 2019

Contd ..p/2.

SAI RAM UDDYOG (represented by its one of the Partners, Mr. Sanjay Gayen), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Sri Rama Shankar Gupta, son of Late Harihar Prosad Gupta and (2) Sri Subhas Chandra Naha, son of Late Surendra Nath Naha,

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 27/06/2022.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Partnership Firm 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.
8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



14 AUG 2019

M/s. SAI RAM UDDYOG
Sanjay Gayen
Partner

I, **Sanjay Gayen**, son of Late Kali Pada Gayen, by Nationality Indian, by Occupation Business, having our Office at 179, Gopal Lal Tagore Road, P.O. ISI, P. S. Baranagar, Kolkata 700108 in the District of North 24- Parganas, West Bengal, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **SAI RAM UDDYOG**

M/s. SAI RAM UDDYOG
Sanjay Gayen
SANJAY GAYEN Partner
PARTNER



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 **Sanjay Gayen**, son of Late Kali Pada Gayen, by Nationality Indian, by Occupation Business, having our Office at 179, Gopal Lal Tagore Road, P.O. ISI, P. S. Baranagar, Kolkata 700108 in the District of North 24- Parganas, West Bengal, at Kolkata on this day of August, 2019

M/s. SAI RAM UDDYOG
Sanjay Gayen
SANJAY GAYEN Partner
PARTNER

Solemnly affirmed before me on this _____ Day of August, 2019 at Kolkata.

Sanjay Gayen
Identified by me
Mousumi Das
(Advocate)

(NOTARY)



M/s. SAI RAM UDDYOG
Sanjay Gayen
Partner

14 AUG 2019