

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

40AB 964546

FORM "A"

[See Rule 3(2)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **M/s SOVA REAL ESTATE LLP**, promoter of the proposed project, "**SITARAM ARCADE O SRIHARI MARKET**", duly authorised by the promoter of the proposed project, vide its authorisation dated **10<sup>th</sup> January 2019**.

**DHANANJOY KUMAR BERA**, S/o Late Sitaram Bera of Village-Sahapur, Kolaghat, Purba Medinipur-721134 duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

That the promoters have the legal title to the land on which the development of the project is being carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters for development of the real estate project is 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 me/promoter is **31<sup>st</sup> December 2020**.

AUTHENTICATED BY

11/11/20  
S. K. MAITI  
NOTARY  
Govt. of India

SOVA REAL ESTATE LLP

Partner

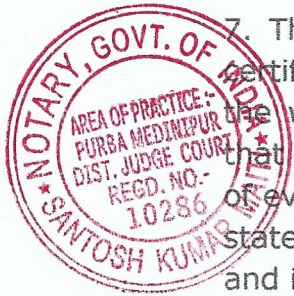
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11/11/20

4. That seventy per cent of the amounts realised by us/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project,



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

8. That we / promoter shall take all the pending approvals on time, from the competent authorities,

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

10. That we / promoter shall not discriminate against any allottees at the time of allotment of any shop/apartment, plot or building, as the case may be, on any grounds.

**SOVA REAL ESTATE LLP**

*[Signature]*  
Partner  
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on this day of 11<sup>th</sup> Day of January 2020

**SOVA REAL ESTATE LLP**

*[Signature]*  
Partner  
Deponent

**AUTHENTICATED BY**

*Santosh K. Maiti*  
11/11/20  
**SANTOSH KUMAR MAITI, NOTARY**  
Appointed by Govt. of India, Under the  
Notaries Act 1952 (Act No.-53 of 1952)  
For the District of Purba Medinipur Judges' Court  
Tamluk, Purba Medinipur. W. B.

Identified by me  
*Santosh Maiti*  
AS  
11/11/20