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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AA 059556

10 MAR 2021

BEFORE THE NOTARY AT BARRACKPORE
DIST.-NORTH 24 PARGANAS

Form 'A'
(see rule (4))

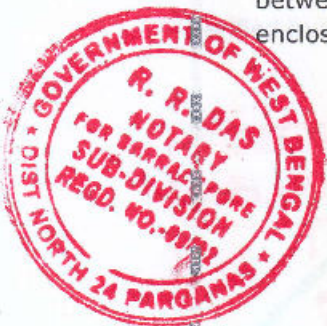
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. PRADIP KUMAR DUTTA S/O LATENITYYAGOPAL DUTTA duly authorized by the promoter of the project (**Chhanda Apartment**) vide its authorization, Resolution dated 09.12.2019];

I, **PRADIP KUMAR DUTTA** S/O LATE NITYYAGOPAL DUTTA duly authorized by the promoter of the project (**Project Name: " Chhanda Apartment address: 124/A, R.B.C. Road, Naihati, North 24 Pargana, West Bengal -743165**) do hereby solemnly declare, undertake and state as under:

1. **M/S BALAJI ENTERPRISE** 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.



M/S. BALAJI ENTERPRISE

Contd.....P/2

Pradip Kumar Dutta

Partner

10 MAR 2021

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1. That the said land is free from all encumbrances. or

That details of encumbrances. Including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

That the time period within which the project shall be completed by [me / the promoter] is 36 MONTHS FROM THE DATE OF SANCTION BUILDING PLAN.

THE ESTIMATED DATE OF COMPLETION OF PROJECT IS 13-01-2023

2. That seventy per cent. of the amounts realized by [me / the 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.

3. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

4. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

5. That [I / the 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.

6. That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.

7. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

8. That [I / the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

M/S. BALAJI ENTERPRISE

Rudip Kumar Deb

Deponent

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 at Barrackpore on this 10th day of March 2021

M/S. BALAJI ENTERPRISE

Rudip Kumar Deb

Identified by me ^{Partner} Deponent

Rohan Chatterjee
Advocate

ROHAN CHATTERJEE

Advocate
Barrackpore Court



10 MAR. 2021