



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 828209



BEFORE THE NOTARY PUBLIC

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. SUN CONSTRUCTION Proprietor DEBASHIS ROY promoter of the proposed project name- Helious Mansion at Mouza –Mahisbathan, R.S.Dag no- 154,155, J.L.NO- 18, Resa No- 203, Touzi No-145, Modified Khatian no- 1902, 1975, 1976, P.S-Electronic Complex, Dist-North-24 Parganas. / duly authorized by the promoter of the proposed project.

I, DEBASHIS ROY Son of Late Sunil Kumar Roy aged 40 Years R/o Vill-Panapur, P.O- Bhangar, P.S- Kashipur, Dist- South-24Parganas, Pin- 743-502 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 I have 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.
3. That the time period within which the project shall be completed by me/ promoter is 11.07.2021 (Project Completion Date).

B. N. SAHA  
NOTARY  
Bikash Bhunia  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

M/S. SUN CONSTRUCTION

*Debashis Roy*  
Proprietor

10 JUL 2019





4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.

M/S. SUN CONSTRUCTION

  
Proprietor

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 Vill- Panapukur , P.O- Bhangar, P.S- Kashipur , Dist- South-24 Parganas, Pin- 743-502 on this 3<sup>rd</sup> day of May 2019.

M/S. SUN CONSTRUCTION

  
Proprietor

Deponent

  
**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Sidhannagar, Kolkata  
West Bengal

Solemnly Affirmed  
&  
Declared before me  
a Identification of Advocate

  
**B. N. SAHA**  
**NOTARY**

Identified by me

Advocate

10 JUL 2019