

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

AB 103199

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Shantanu Ganguly** promoter of the proposed project;

I, **Shantanu Ganguly**, 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 project is proposed
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 is December 2022.
4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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.

Solemnly Affirmed to this 27th

Day of Jan 2021

Identified by J. N. N. Advocate

Shantanu Ganguly
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on this 27th day of January, 2021.

S. K. DAS
Notary (W.B)
Barasat, North 24 Pgs
Regn No. 19/96

CHECKED BY
[Signature]
NOTARY CLERK

27 JAN 2021

Shantanu Ganguly
Deponent
Identified by me
Jamun Nessa
Advocate