



Before the Notary Public
Govt. of India

Affidavit cum Declaration



Affidavit cum Declaration of **PRAGATI CONSTRUCTION**, a partnership firm having its registered office at First Floor, 1c, Ghosh Para Road, Ichapore, North 24 Parganas, West Bengal, Pin – 743144, and running its day to days business from the same place, represented by its partners namely (1) **Smt. Tutun Modak** wife of **Sudhindra Nath Modak** (2) **Sumit Majumder** son of **Swapan Kumar Majumder** (3) **Sri Nataraj Poddar** son of **Nani Gopal Poddar**, promoter of the proposed project.

I, **PRAGATI CONSTRUCTION**, a partnership firm having its Jahar Colony, Palta, P.O-Bengal Enamel, North 24 Parganas, West Bengal, Pin – 743122, partners namely (1) **Smt. Tutun Modak** wife of **Sudhindra Nath Modak** (2) **Sumit Majumder** son of **Swapan Kumar Majumder** (3) **Sri Nataraj Poddar** son of **Nani Gopal Poddar**, promoters of the proposed project proposed project do hereby solemnly declare, undertake and state as under:

09 DEC 2019

1. That I/Promoter have/has a legal title to the land on which the development of the project is proposed

OR

That I/ Promoter have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

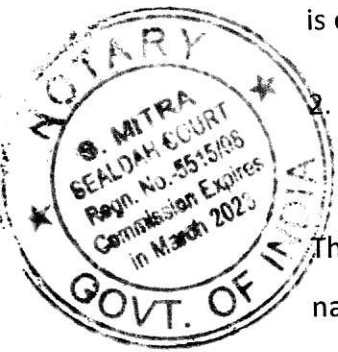
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances_____ including details of any right , title, interest, or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **December, 2020.**
4. That seventy percent of the amount realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 I/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

For PRAGATI CONSTRUCTION

Sumit Majumdar

Partner

For PRAGATI CONSTRUCTION

Luteen Modak

Partner

For PRAGATI CONSTRUCTION

Nataraj Boddar

Partner Verification

Deponent

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 on this 9th December, day of 2019.

Deponent

For PRAGATI CONSTRUCTION

Luteen Modak

Partner

For PRAGATI CONSTRUCTION

Sumit Majumdar

Partner

For PRAGATI CONSTRUCTION

Nataraj Boddar

Partner

Solely Affirmed &
Declared Before me
on Identification by.....

Sm
SARBANI MITRA
NOTARY
Regd. No.-5515/08

IDENTIFIED BY ME
Sm
ADVOCATE

