

Alipore

भारतीय गैर न्यायिक

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TEN
RUPEES

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Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



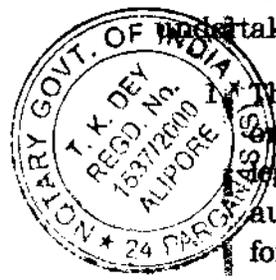
41AB 240081

Before the Notary Public at Alipore ; Kolkata

Affidavit Cum Declaration

Affidavit cum Declaration of "SUBARNA ENTERPRISE" Promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/his/their authorization dated 15.02.2020.

I, Mr SWAPAN KUMAR SAHA, son of Late Madhab Chandra Saha, Residing at Flat no. 31, 3rd floor " Madhab Nilay Apartment ", 38 Sreenagar Main Road, P.O. Panchasayar P.S.- Narendrapur (previously Sonarpur), Kolkata - 700 094. The Proprietor of SUBARNA ENTERPRISE, do hereby solemnly declare, I do hereby take and state as under ;



1. That promoter SUBARNA ENTERPRISE have/has a legal title to the land on which the development of the proposed project is to be carried out. 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 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 24 Months, from 29/05/2019 to 28/05/2021 (as per building sanction plan).

18 FEB 2020

11 FEB 1994

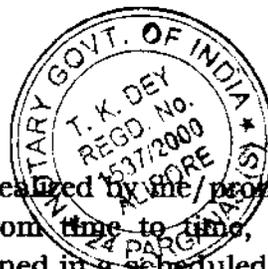
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Subarna Enterprise

10/-

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4. That 70 %(Seventy Percent) of the amounts realized 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. 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/Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, sand 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 and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That I/promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I/Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, such as the case may be, on any grounds.

Swapan K Saha
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 15th day of February' 2020.

Solemnly Affirmed & Declared
before me on identification

Swapan K Saha
Deponent

T. K. Dey, Notary
Alipore Judge/Police Court, Cei-7
Regd. No.-1537/2000, Govt. Of India

Identified by me
Advocate