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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

47AB 128416



[SEE RULE 3(2) OF WEST BENGAL HOUSING INDUSTRY REGULATION RULES, 2018]

BEFORE THE LD. NOTARY PUBLIC, AT ALIPORE

AFFIDAVIT

1. Affidavit cum Declaration of "M/S S. G. CONSTRUCTION" hereinafter referred to as Partnership Firm, Promoter of the ongoing Project name SHILPANGAN Apartment, which is lying and situated at Mouza - Raipur, J.L.No. 33, Dag No. 1155, Khatian No. 139, C.S. Plot No. 1059(P) and 1374(P), E.P.No. 232, S.P.No. 517, at Premises No. within the 69/1/4/47, Raja S.C.Mullick Road, under Ward No. 100, Br. No. X, Kolkata under P.S. Netaji Nagar, "S.G.CONSTRUCTION",

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being represented by its partners namely 1) **Mr. Sujoy Deb**, 2) **Mr. Goutam Roy** And 3) **Mr. Gopal Podder**, promoter of the ongoing project, do hereby solemnly declare, undertake and state as under.

2. That the Firm has a legal title to the land on which the Development of the on-going project is carried out by virtue of a Joint Development Agreement and 1. **Sri Samir Aich** Son of Late Sushil Bhusan Aich And 2. **Smt. Swapna Aich** Wife of Sri Prabir Kumar Aich.

All legally valid authentications of the title of such land along with an authenticated copy of the Agreement between such Owners and the Partnership Firm for Development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Partnership Firm within the date of 31st day of October, 2023.
5. That seventy per cent of the amount realized by the Partnership Firm for the real estate project from the Allottees (per pro-forma agreement for sale) from time to time, shall be deposited in a separate account to be maintained in the Scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.

8. That the Partnership Firm 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 account and it shall be verified during the audit that the amounts collected for a

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particular project have been utilized for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.

- 9. That the Partnership Firm shall take all the pending approval on time, from the competent authorities.
- 10. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11. That the Partnership Firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be on any grounds.

We, Sri Sujoy Deb son of Late Kshitish Chandra Deb, Gopal Podder son of Late Gour Netai Podder and Goutam Roy son of Late Dol Gobinda Roy, solemnly affirm that the facts stated in Paragraph 1 to 10 are true and correct to the best of our knowledge and belief and no material fact has been concealed.

For S.G.CONSTRUCTION

S. G. CONSTRUCTION
Sujoy Deb.
 Partner
 Partner

Identified by me
Rf
 Advocate

Solemnly Affirmed & Declared
 Before me on Identification
[Signature]
 S. C. GHOSH, Notary
 Alipore Police Court, Kol-27
 Reg. No. 925/97, Govt. of India

Sri Sujoy Deb(Partner)

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 the 5th day of October, 2020.



Sri Sujoy Deb(Partner)

Solemnly affirmed before on this the 5th day of October, 2020.

S. G. CONSTRUCTION
Sujoy Deb.
 Partner

05 OCT 2020

DECLARANT