



पश्चिम बंगाल WEST BENGAL

50AB 133100



BEFORE THE NOTARY PUBLIC AT HOWRAH

Affidavit cum Declaration

Affidavit cum Declaration of M/s. S.R. GROUP & DEVELOPER (hereinafter referred to as promoter/Developer) of the project namely SOURAV'S.

It is solemnly declare. Undertake and state as follows:

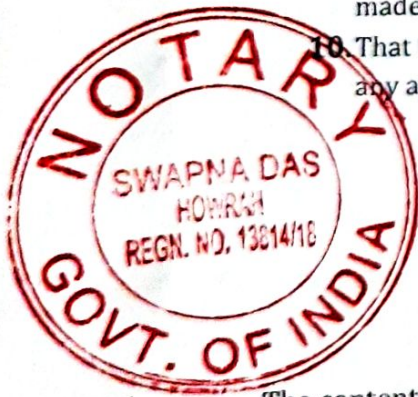
1. That by a deed of development dated 03.08.2020 and duly executed and registered with the District Sub Registrar Howrah and recorded in Book No. 1, Volume No. 0501-2020, Pages 85756 to 85823 Being No. 050102433 for the year 2020 of District Sub Registrar, Howrah, the owners of the property have granted

M/s. S.R. Group & Developer
Sourav Kumar Basal
Partner

02 MAR 2021

development rights to the developer to construct and develop residential building on ALL THAT the piece and parcel of land measuring more or less 30 decimals being comprised in Mouza - Jhorehat, in R.S. Dag Nos. 789, 788 & 781, corresponding to L.R. Khatian Nos. 4690, L.R. Dag Nos. 858, 857 & 850 respectively under P.S - Sankrail, District - Howrah, 3994 & 3913 respectively Within the limit of P.S - Sankrail, District - Howrah. (hereinafter referred to as the Said Property).

2. That the said property is free from all encumbrances.
3. That the estimated time period within which the project shall be completed by the promoter would be 36 months.
4. That the seventy percent of the amount realized by the promoter for the real estate project from all 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion.
7. That the promoter shall get the accounts audited within six months after the end of the every financial year by the chartered accountant and it shall be verified during the audit that the amount collected for this project have been utilized for this project and the withdrawals have been made in compliance with the proportion to the percentage of completion of project.
8. That the promoter shall take all pending approvals on time, from the competent authorities.
9. That the promoter has furnished all documents prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment on any ground.



M/s. S.R. Group & Developer
Soumendra Kumar Baral

Deponent

Identified by me

Manish Chakrabarti
Advocate

The content of the above Affidavit cum Declaration are true and correct and nothing has been concealed by me therefrom.

Verified by me at Howrah on this 2nd day of March 2021.

M/s. S.R. Group & Developer
Soumendra Kumar Baral
Partner

Deponent

Identified by me

Manish Chakrabarti
Advocate

ON IDENTIFICATION OF THE
ADVOCATE SIGNATURE/L.T.I.
ATTESTED
Swapna Das
SWAPNA DAS
NOTARY GOVT. OF INDIA
Regn. No. 13814/18
Judges' Court, Howrah

02 MAR 2021