



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

41AB 051965

Form - A


See Rule 3(2)

AFFIDAVIT CUM DECLARATION



1. Affidavit cum declaration of M/s. STALWART NIRMAN LLP. (hereinafter referred to as an Limited Liability Partnership Firm) a Limited Liability Company, promoter of the ongoing project name "SANKALPA APARTMENTS" lying and situated at Municipal Holding No.: 1/1K Omda Raja Lane, with the local ambit of Kolkata Municipal Corporation under the ward No. 036, Post Office: Sales Tax Building, Police Station-Narkeldanga, Kolkata-700015, in the Kolkata District.

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REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M.'s Court
Kolkata - 700 001

07 FEB 2020

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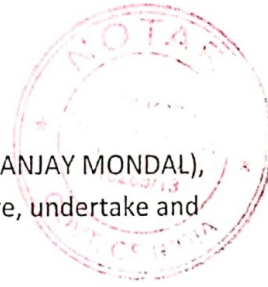
ফ্রেতার নাম. বি. সি. নাহিউ

সাং..... ব্যাংকটোকে

ডেপোর স্থান. সর্বমুখ্য স্টেশন, কলকাতা

বেহালা এ. ডি. এন. আর. অফিস

M/S STALWART NIRMAN L.L.P. (represented by its partner SANJAY MONDAL), promoter of the ongoing project, do hereby solemnly declare, undertake and state as under:



2. That the Limited Liability Partnership Firm has a legal title to the land on which the development of the ongoing project is carried out by virtue of a Joint Development Agreement with 1) Sri Shib Nath Dey, having Permanent Account Number:ADDPD6706G and 2) Sri Amar Nath Dey having Permanent Account Number:ACRPD0456G, both are sons of Late Sachindra Nath Dey, an individual adult, Indian National, Inhabitant of Kolkata, by faith Hindu, by Occupation: Business, residing at Premises 26/2C Omda Raja Lane, Post Office: Sales Tax Building, Police Station-Narkeldanga, Kolkata-700015, hereinafter jointly and collectively called and referred to as the "Owners/Vendors"

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Limited Liability 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 project shall be completed by the Limited Liability Partnership Firm within the date of 20th January of 2022.
5. That seventy percent of the amounts realized by the Limited Liability Partnership Firm for the real estate project from the allottees (per Proforma agreement for sale), 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.
6. 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.
7. That the amount from the separate account shall be withdrawn after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawn amount is in proportion to the percentage of the completion of the project.
8. That the Limited Liability 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 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.

REKHA TEWARI
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Kolkata - 700 001

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

I, **SRI. SANJAY MONDAL**, son of late. Shiba Pada Mondal, an Adult Indian National, Inhabitant of Kolkata, by faith Hindu, by Occupation: Business, Permanent Account Number **ANVPM5101C**, residing at 10/12/2, Sitanath Bose Lane, Salkia, Post Office- Salkia, Police Station –Golabari, Howrah-711106, solemnly affirm that the facts stated in paragraphs 1 to 11 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

FOR M/S. STALWART NIRMAN L.L.P

Sanjay Mondal

Sri. Sanjay Mondal

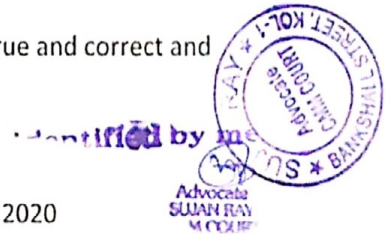
Designated partner

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 001
Verification

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME FOR IDENTIFICATION

RT
REKHA TEWARI
NOTARY

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 7th day of February, 2020

Sanjay Mondal

Sri . Sanjay Mondal

Designated partner

Solemnly affirmed before me on this 7th day of February, 2020 at Kolkata.

07 FEB 2020