





*S.K. Choudhary*

(iv) Prasenjit Mukherjee, son of late Netai Mukherjee, all (i) to (iv) resident of 99/138, Jessore Road, Bapuji Colony, P.O. & P.S.- Dum Dum, Kolkata – 700028 and (v) Alpana Jana, wife of Samir Jana, by faith Hindu, resident of 24, Jessore Road, Green Park, Block-B, Kolkata – 700089, being joint owners, have 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 owners and me for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30.04.2022
4. That seventy per cent of the amount realized by 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 the 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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 the chartered account 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.

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8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter 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.

*Sabrati Chh.*  
DEPONENT

### VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing materials has been concealed by me there form

Verified by me at Kolkata on 1<sup>st</sup> day of April, 2021

Solemnly Affirmed &  
Declared Before me  
in Identification

01 APR 2021

S.N. CHATTERJEE  
NOTARY  
REGD. NO. - 1193

*Sabrati Chh.*  
DEPONENT

Identified by me  
*Debraj Mondal*  
Advocate