



अभिषेक पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT DUMDUM  
DIST. NORTH 24 PARAGANAS

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Vinay Kumar Goenka duly authorized by the promoter of the proposed project Apna Niwas vide its authorization dated 22/01/2025.

I, Vinay Kumar Goenka S/o Late Jwala Prasad Goenka aged 62 years R/o 8, Mahanirvan Road, Kolkata - 700029, Police Station - Lake, Post Office - Sarat Bose Road. duly authorized by the promoter of the proposed project Apna Niwas, do hereby solemnly declare, undertake and state as under:

1. That M/S. Satyam Properties & Santosh Mishra have a legal title to the land on which the development of the project is proposed  
And  
a legally valid authentication of the 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 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 (31.03.2029).
4. That seventy per cent of the amounts realized by the 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.

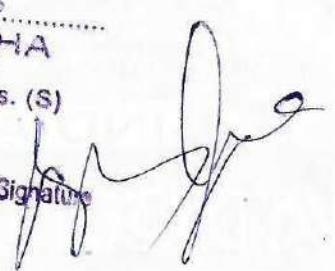
10 6 MAR 2025

Serial No. 4040 Date  
Name S. Talen S con -  
Address 10 Old Post office  
St. Mark T.

Value Rs. 10 P  
BIDYUT KR. SAHA  
Licence Stamp Vendor  
Alipore Judges' Court 24 Pgs. (S)  
Kolkata-700 027

Stamp Vendor

Signature





5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.


  
Vinay Kumar Goenka  
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 6th <sup>March</sup> day of 2025.

Vinay Kumar Goenka  
Deponent

  
ATTESTED  
S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No.-0584/06  
Bidhannagar Court  
Dist.-North 24 Pgs

Identified by me

  
Advocate  
MANOJ BASU  
Advocate  
Enrolment No.-F-247/2006  
Bidhan Nagar Court  
Kolkata-700091

10 6 MAR 2025