

भारतीय गैर न्यायिक

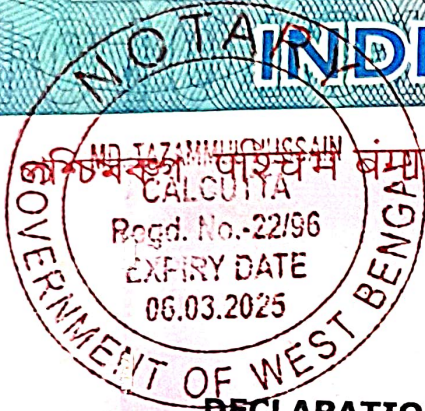
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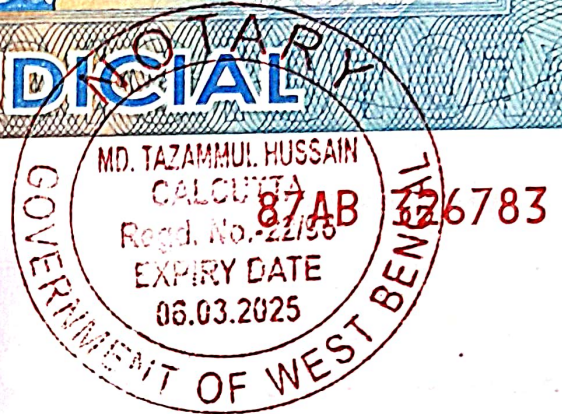
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Rs. 10

INDIA NON JUDICIAL



WEST BENGAL



From - B

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI BIPLAB KAR**, Proprietor of **SWAPNONEER DEVELOPER**, Promoter of the proposed project '**SWAPNO PURI**' at Mouza Uttar Nimta, R.S. and L.R. Dag Nos. 2907 and 2907/3103, at Kali Temple Road, within North Dum Dum Municipality, under P.S. Nimta, Kolkata - 700049, District North 24-Parganas, West Bengal, India.

13 NOV 2024

362871

NAME..... *A. Ray Choudhury AN*
ADD..... *A. C. Cal*
Re.....
5 SEP 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

05 SEP 2023

05 SEP 2023



Form - B

DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER

AFFIDAVIT cum DECLARATION

At a public cum Declaration of SRI GIPSA KAN, promoter of
SWARNAMBER DEVELOPERS, promoter of the proposed project
SWARNAMBER PURI at Mount Road, R.S. and P. S. Dug Nai, Ward No. 103, at K.S. Temple Road, within North Dum Dum Municipality,
P.O. P.S. North, Kolkata - 700049, District North 24 Parganas, West
Bengal, India.

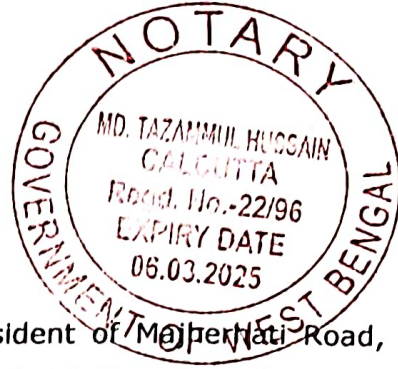
I, **SRI BIPLAB KAR**, Proprietor of **SWAPNONEER DEVELOPER**, Promoter of the proposed project '**SWAPNO PURI**' at Mouza Uttar Nimta, R.S. and L.R. Dag Nos. 2907 and 2907/3103, Kali Temple Road, within North Dum Dum Municipality, under P.S. Nimta, Kolkata - 700049, District North 24-Parganas, West Bengal, India, undertake and state as under:

- 1) That our Firm, **SWAPNONEER DEVELOPER** has a legal title right to the land on which the development of the project is proposed via a Registered Joint Development Agreement with the land Owners namely Sri Ratan Patra, Smt. Purnima Patra, Smt. Anita Patra, Smt. Namita Banerjee, Smt. Sumitra Patra, Smt. Puja Patra and Sri Subhankar Patra, being No. 152604677 of 2022, registered at the Office of the A.D.S.R. Belghoria.
- 2) That the said land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me/promoter by 30st December 2027, from the date of sanction plan.
- 4) That seventy per cent of the amounts realised by me/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 costs of construction and the land cost and shall be used only for that purpose
- 5) That the amounts from the separate account, to cover the costs 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 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 I / 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
- 9) That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That I / 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.

13 NOV 2024

Swapnoneer Developer.
Biplab Kar
Deponent
Proprietor

VERIFICATION



I, **SRI BIPLAB KAR**, son of Sri Benoy Krishna Kar, resident of Mohan Road, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata - 700056, District North 24-Parganas, do solemnly affirm that 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

September, 2024.

Swapnoneer Developer.

Biplab Kar
Proprietor

Deponent

Identified by me

Arnit Talukder
Advocate

WP/660/05

Solemnly affirmed and declared
before me on Identification

[Signature]

MD. T. HUSSAIN Notary
City Civil Court
Kolkata
Regd. No. 22/96 Govt. of W.B.

13 NOV 2024