

Regd. No..... 70/48/6/5/24



पश्चिम बंगाल WEST BENGAL

97AB 763334

Before the Notary of
Alipore Judges Court
Calcutta-27



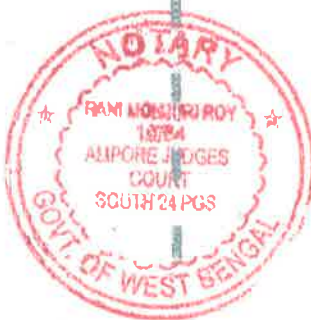
BEFORE THE NOTARY PUBLIC AT KOLKATA

AFFIDAVIT-CUM-DECLARATION

I, **MR. ASHIM KUMAR DAS**, having PAN - ADOPD1348K, Son of Late Motilal Das, by faith - Hindu, by occupation - Business, residing at 46/2, Prabartak Pally, D.P. Nagar, P.O. & P.S. - Belgharia, District - North 24 Parganas, Kolkata - 700056, proprietor of **SHINE**, a Proprietorship Firm, having its registered office at 11, Rastraguru Avenue, P.O. - & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

10 6 MAY 2024

10 MAY 2024



ক্রমিক নং ৫৭৫৬ তারিখ ২০/৪/২৪

মূল্য : ৫ -

ক্রোতা :

স্থান :

ভোগ্য :

লাইসেন্স ভোগ্য

কাশিপুর দমদম প. আর. অফিস

Sandeep Das
Advocate
Alipore Judge's Court
Kolkata-700027
Mob:- 6289089475

ভোগ্যের নাম বঞ্জিতা পাল

ভোগ্যের নাম :- ব্যারাক

টি ডি নং :

স্ট্যাম্প খরদের তারিখ

টি.ডি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে।

19 APR 2024

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1. I/Promoter have/ has 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 owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.

3. That the time period within which the project shall be completed by me/ promoter is 31st Day of December, 2025.

4. That seventy per cent of the amount 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 cost 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.

6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular

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project have been utilized for the project and withdrawal has been in compliance with 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.

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 6th Day of May of 2024



Solemnly affirmed and declared before me on identification of advocate at Alipour Judges Court, Calcutta under Notaries Act 1952 at.....

DEPONENT

IDENTIFIED BY
RANI MONJURI ROY
Notary, Govt. of West Bengal
Regd. No.-10/94

Sandeep Das (Adv)

En. No:- P/3534/4064/2021

06 MAY 2024