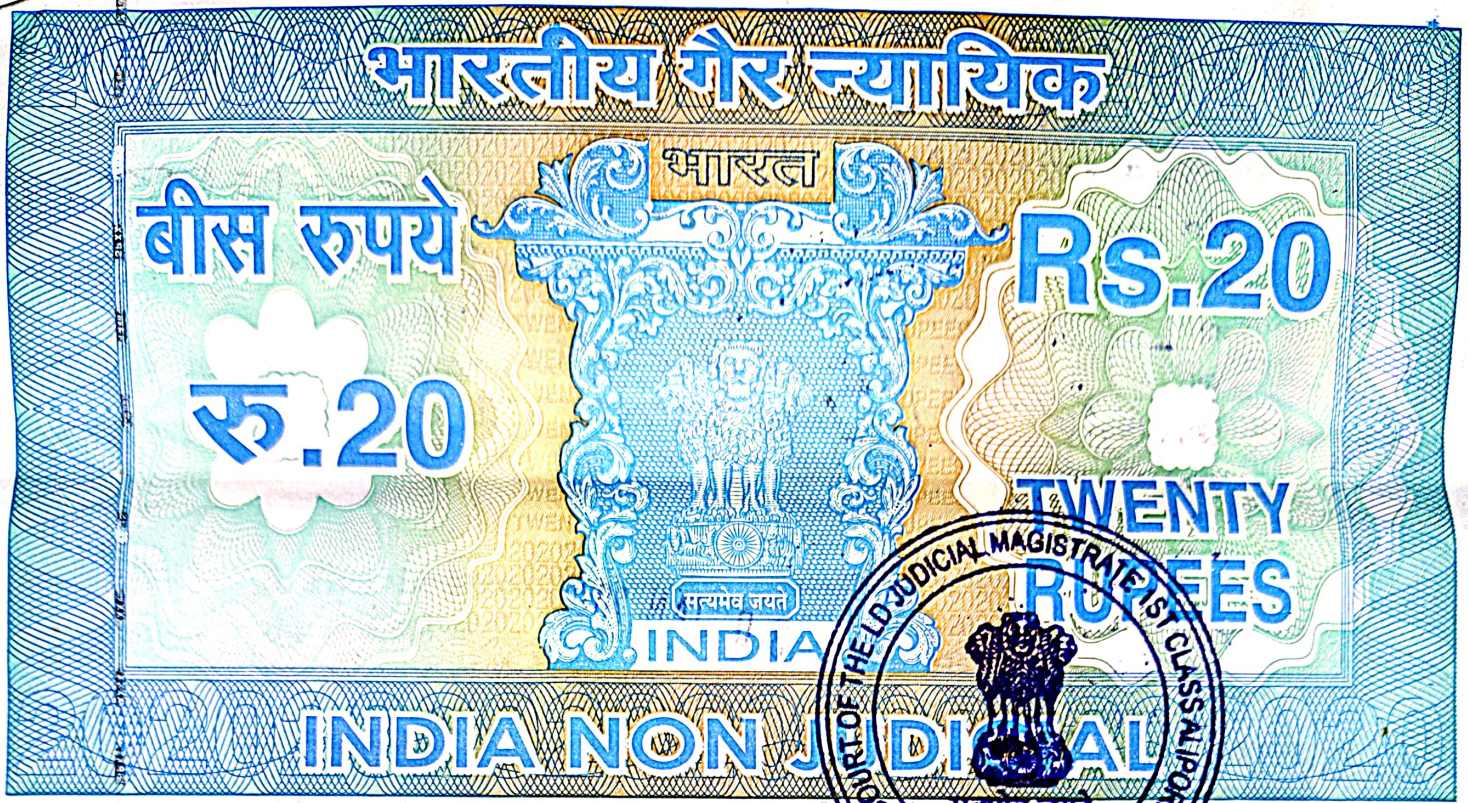




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

56AA 578900

BEFORE THE LD JUDICIAL MEGISTRATE AT ALIPORE
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sharma Sarkar construction pvt.ltd.
Represented by Indrajit Sharma Sarker s/o. late. Jogadhir Sharma
Sarker, P.s. Jagatddal, Dist. North 24 Parganas, Pin-743129,
promoter of the Proposed project vide development agreement
dated 20/01/2022, being No.150700579 of year 2022 at ADSR
Naihati.

I INDRAJIT SHARMA SARKER promoters of the proposed
project do hereby solemnly declare, undertakes and state as under.

1. The owners have a legal title to the land on which the
development of the proposed project is to be carried out.

AND

A legal valid authentication of the title of such land along with an
authenticated copy of the agreement between such owners and
promoter for development of the real estate project is enclosed
herewith.

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

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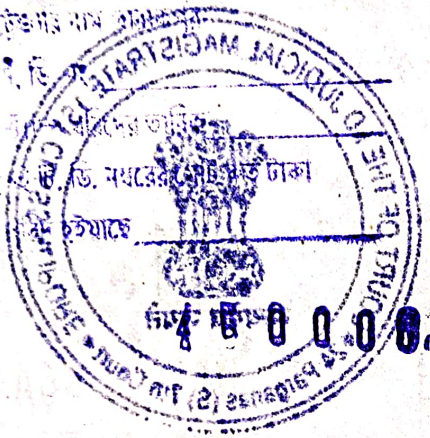
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30 JAN 2025

3. That the time period within the project shall be completed by promoter is November 2027.

4. That seventy percentage of the amounts realized by men/promoter of 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 the 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/promoter shall get the account 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.

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 time of allotment if any apartment or building, as the case may be, on any grounds.

Verification

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

Deponent

Affidavit No. 4348
Solemnly affirmed before me this 02nd
day of Apr 2025 by the declaration
as proper identification of the securer

SHARMA SARKAR CONSTRUCTION PVT. LTD.

Indrajit Sharma Sarkar,

Director

Judicial Magistrate
1st Class, Alipore

