

भारतीय गैर न्यायायक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

94AB 309326

[See rule 3(4)]

BEFORE THE NOTARY PUBLIC
BARASAT NORTH 24 PARGANAS

DECLARATION CUM AFFIDAVIT

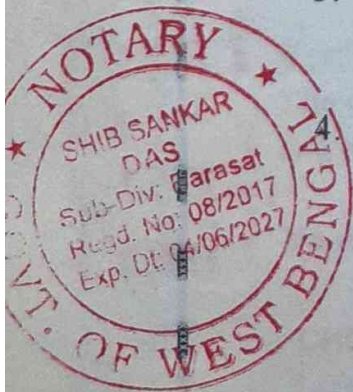
Affidavit cum Declaration of SEKH SANOWAR Promoter and Partner of the proposed project "DIVINE PALACE"

I, SEKH SANOWAR Promoter and Partner of the proposed project /duly authorized by the Partners do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed.
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 is 23/04/2027.

That seventy per cent of the amounts realized 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 schedule

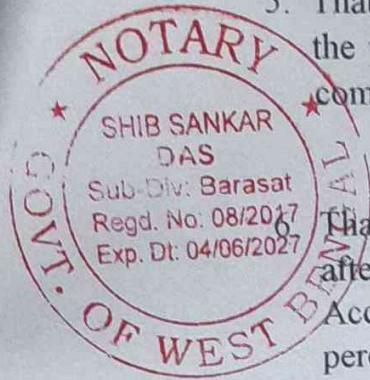
File No. 10574 of 2024
Date 22 OCT 2024



22 OCT 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



6. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.

7. That promoter shall get accounts audited within 6 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 utilized 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 Verification any grounds.

Shib Sankar Das
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 22nd day of OCTOBER, 2026

CHECKED BY

NOTARY CLERK

22 OCT 2024

Shib Sankar Das
NOTARY

Court of West Bengal
Barasat, North 41 Paragon

Regd. No. 08/2017

22 OCT 2024

Shib Sankar Das

whomsoever affirmed before me on 22nd day of OCTOBER 2026 identified by L.A. Advocate S.N. Somnathkar 4 Dist. Judges Barasat North 41 Paragon 70012