

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL

Before the Notary Public
Govt. of India



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 AKMA SHIVAM DEVELOPERS LLP promoter of the proposed project name "AKMA NOOK" represented by its partner Anindya Sengupta (Pan no – AJBPS2886C) duly authorized by the others partners promoter of the proposed project, vide its/his/their authorization dated 23/12/2023,

I, Anindya Senguta Partner of the AKMA SHIVAM DEVELOPERS LLP , promoter of the proposed project / duly authorized by the promoter of the proposed project 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

OR

I Anindya Sengupta Partner of the AKMA SHIVAM DEVELOPERS 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 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 me/promoter is 9th november 2027

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 cost of construction and the land cost and shall be used only for that purpose.

31 JAN 2024

AKMA SHIVAM DEVELOPERS LLP
Anindya Sengupta
Partner

162391

5. The
pro

S.L. No.....Sold To.....

25 AUG 2023

Rs.....Addr.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

RAJIB KR. MONDAL
Advocate
Sealdah Bar Association
Criminal & Civil Court at
Kolkata - 700 014

Issue Date.....Sign.....



25 AUG 2023



ADVA MAL P E

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



AKMA SHIVAM DEVELOPERS LLP
Anindya Sengupta
Partner
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me Anindya Sengupta S/O Late Arun Kanti Sengupta, Resident of 175J Manicktala Main Road Kolkata -7000 54. on this _Ninth_ day of January Two thousand Twenty four (09/01/2024).

AKMA SHIVAM DEVELOPERS LLP
Anindya Sengupta
Partner
Deponent

ATTESTED by me

S. MITRA
S. MITRA
NOTARY
Regd. No.-5515/08

Identified By Me

[Signature]
Advocate

17 JAN 2024