

Regd. No.....

N/36/21/12/24

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before the Notary at
Alipore Judges Court,
Calcutta-27



02AC 736714

BEFORE THE NOTARY PUBLIC AT ALIPORE

AFFIDAVIT - CUM - DECLARATION



Affidavit cum Declaration of **SHIDDHI VINAYAK CONSTRUCTION**, promoter of the proposed project named "**VINAYAK TOWER**", represented by its partners (1) Sri Ashim Sen, (2) Sri

Swastik Ghosh, (3) Sri Amar Nath Bhattacharjee and (4) Sri Nirupam Chakraborty;

I, being authorised signatory MR. AMAR NATH BHATTACHARJEE, son of Bholanath Bhattacharjee, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 59, Prafulla Nagar, P.O. Motijheel, P.S. Dum Dum, Kolkata - 700074, District - North 24

21 DEC 2024

Parganas, one of the partners of SHIDDHI VINAYAK CONSTRUCTION, a partnership firm, having its registered office at 175/1, Debi Nibash Road, P.O., Motijheel, P.S. Dum Dum, Kolkata - 700074, District - North 24 Parganas, promoter of the proposed project named "VINAYAK TOWER", do hereby solemnly declare, undertake and state as under:

1. I/Promoter have/ Owner, Mrs. Subhra Chakraborty 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 March, 2026.



4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.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 That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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 project have been utilized for the project and withdrawal has been in compliance with proportion to the percentage of completion of the project.

12 1 DEC 2024

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.

SHIDDHI VINAYAK CONSTRUCTION

Amar Nath Bhattacharya

PARTNER

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 19th Day of December of 2024.



SHIDDHI VINAYAK CONSTRUCTION

Amar Nath Bhattacharya

PARTNER

DEPONENT

IDENTIFIED BY me
Sandeep Das (Adv)
En. no:- F/3534/4064/2021

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

Ranti Monjuri Roy
21.12.24
RANTI MONJURI ROY
Notary, Govt. of West Bengal
Regd. No.-10/94

21 DEC 2024