



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 347473



[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Tushar S Kamdar, duly authorized by the promoter of the proposed project "SUN ASHRAYA", vide his authorization dated 30/07/2025.

I, Tushar S Kamdar, duly authorized by the promoter of the proposed project "SUN ASHRAYA", do hereby solemnly declare, undertake and state as under:

1. That MR.DEBASIS SAHA, MR. UTTAM SAHA, and MR. SWAPAN SAHA, 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

SUN PARIVAR BUILDERS LLP

PARTNER



- 9 AUG 2021

17884

No.....Rs. **10/-** Date.....

Name: **Tushar S Kamdar**

Address: **387/26 Jyotish Ray Road, Kol-53**

Vendors.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court Kol-27



[See Rule 3(a)]

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 Mr. Tushar S Kamdar, duly authorized by the promoter of the  
proposed project "SUN ASHRAYA", vide his authorization dated 30/07/2021.  
I, Tushar S Kamdar, duly authorized by the promoter of the proposed project "SUN ASHRAYA", do  
herby solemnly declare, undertake and state as under:

1. That Mr. DEBASIS SAHA, MR. UTTAM SAHA, and MR. SWAPAN SAHA, has 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 title of such land along with an unperfected copy of  
agreement between such owner and promoter for development of the said project is  
enclosed herewith.

SUBHANKAR DAS

STAMP VENDOR



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 01-12-2027.
4. That seventy percent 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.
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.

#### 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 13<sup>th</sup> Day of January, 20 26.



Affidavit No. 9004  
Solemnly Affidavit before me this day  
of 13<sup>th</sup> month 01 2026 by  
the declaration of proper identification  
of the securer

Judicial Magistrate  
1st Class, Alipore

SUN PARIVAR BUILDERS LLP

PARTNER

Deponent