



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

98AB 796394

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027

FORM 'B'

[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. JAY S KAMDAR**, duly authorized by the promoter of the proposed project "SUN INDRAMUKUL RESIDENCY", vide his authorization dated 26/06/2024.

I, **Mr. JAY S KAMDAR**, duly authorized by the promoter of the proposed project "SUN INDRAMUKUL RESIDENCY" do hereby solemnly declare, undertake and state as under:

1. That, MRS. TEJASREE DEB, MRS. DIBYASREE BASU, MRS. SUVASREE GHOSH AND MR. SUBHAJIT GUHA 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.

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



30 SEP 2024

153299

SL No.
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

RS.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

27 SEP 2024




3. That the time period within which the project shall be completed by me/promoter is 29/05/2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

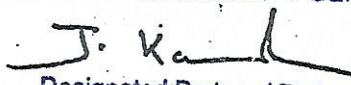
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at KOLKATA on this 30th Day of September, 2024

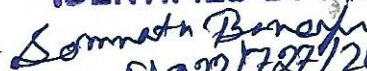
Signature Attested
on identification


MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
Alipore Judges' Court

SUN POWER REALTY LLP


Designated Partner / Partner
Deponent

IDENTIFIED BY ME


LIC-1-A/922/727/2021.
Advocate

30 SEP 2024