

26
भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL
Before The Notary Public
[Sec rule 3(4)]



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 Shri Debobroto Naskar, Partner of M/s. SHIVALAYA CONSTRUCTIONS promoter of the proposed project **"SHIVALAYA APARTMENT"** situated at, MUNICIPAL HOLDING NO.-347, UNDER WARD NO-13 of BARUIPUR MUNICIPALITY, PIN - 700144, under L.R. DAG NOS. 618, 619; L.R. KHATIAN NO.-6156, 6162, 6146, J.L NO-32, Mouja - SUBUDDHIPUR, P.O. and P.S. -BARUIPUR, DIST 24 PGS(S), WB, INDIA

I, Debobroto Naskar, Partner of M/s. SHIVALAYA CONSTRUCTIONS promoter of the proposed project **"SHIVALAYA APARTMENT"** situated at, MUNICIPAL HOLDING NO.-347, UNDER WARD NO- 13 of BARUIPUR MUNICIPALITY, PIN - 700144, under L.R. DAG NOS. 618, 619; L.R. KHATIAN NO.-6156, 6162, 6146, J.L NO-32, Mouja - SUBUDDHIPUR, P.O. and P.S. -BARUIPUR, DIST 24 PGS(S), WB, INDIA, hereby solemnly declare, undertake and state as under:



That our firm M/s. SHIVALAYA CONSTRUCTIONS has a legal RIGHT/ TITLE to the land on which the development of the project is proposed by virtue of a Registered Power of Attorney from the Land Owners, namely Sri Sailen Banerjee, Sri Prabir Banerjee and Tapan Kumar Banerjee, being No. 161105359 of 2023, registered at the Office of ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BARUIPUR, 24 Pdns (S)

07 OCT 2024

4233

27 SEP 2024

No.
Name.....
Address.....
Rs. 10/-

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027





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 30-06-2026
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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Debobroto Naskar

Deponent

Verification

I, Debobroto Naskar Son of Subroto Naskar, Resident of Golpukur, Baraipur, Kolkata - 700144, do solemnly affirm that 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 7th day of October, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A.K.S.

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

Debobroto Naskar

Deponent

Identified by me

Anirban
Advocate

07 OCT 2024