SL.No. 107 (107)

(4)

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

NOTARY SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

पश्चिम बंगाल WEST BENGAL 91AB 279909

SK. NAZRUL ISLAM Area Kolkata Regn.No. 447/19 Expiry Date 15.09.2024 GOVT. OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of **SRI DEBASHIS SEN**, promoter, for self and promoter/proprietor of M/S. PIONEER ENTERPRISE of **ASHOKE KUMAR GHOSH ROY** of the proposed project named "**DSP RAJDANGA**" situated at 7 Salil Choudhury Sarani,(previously known as Rajdanga Road), P.S. Kasba, P.O. Haltu, Kolkata - 700078, District – South 24 Parganas, A.D.S.R. Sealdah, West Bengal, India.

I, SRI **DEBASHIS SEN**, son of S.N Sen, by faith Hindu,by Nationality – Indian, by occupation – Business, residing at 125 Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, District - South 24 Parganas, promoter,

Affidavit cum Declaration of **SRI DEBASHIS SEN**, promoter, for self and promoter/proprietor of **M/S. PIONEER ENTERPRISE** of **ASHOKE KUMAR GHOSH ROY** 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 proposedanda legally valid authentication of title of such

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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 May2025. (31.5.2025)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

NOTARY
SK. NAZRUL ISLAM
Area Kolkata
Regn.No. 447/19
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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.

Deponent

Identified by me
Vinit Sharma
Advocate

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 6th on this December day of 2023

Deponent

Identified by me
Vinit Sharma
Advocate
F/1898/2015

Solemaly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CRPC

Notary

Sk. Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

06 DEC 2023