

Serial No..... 8/5/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 265452

BEFORE THE NOTARY
 ALIPORE JUDGES COURT
 KOLKATA-700 027



DISTRICT : SOUTH 24 PARGANAS

BEFORE THE NOTARY PUBLIC AT ALIPORE

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

Affidavit cum Declaration

I Sri Ashish Bhattacharya S/O Late Nirendra Kumar Bhattacharya, Residing, at
 214A, Kalipada Mukharjee Road, P.O- Barisha, P.S- Haridevpur, Kolkata-700008 duly
 authorized by the promoter of the proposed project .



11 9 APR 2023



1. **ARUNODAY(ABNFA462oQ)** has legal title to the land on which the development of the project is proposed.

And

A legal valid authentication of title of such 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, completion date is on 30.04.2025.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts of from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.



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- 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.

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



For ARUNODAY
Abhrajit Choudhury
Partner

DEPONENT
Identified by me
Soabanti Shaw
Advocate

Solemnly declared and affirmed
Alipore Judges Court, Kol-27 on
Identification.....
Under Notaries Act- *[Signature]*

S. P. SINGH
Notary Govt. of India
2024/2001



19 APR 2023