

Sl. No. 65 Date 25/11/2024



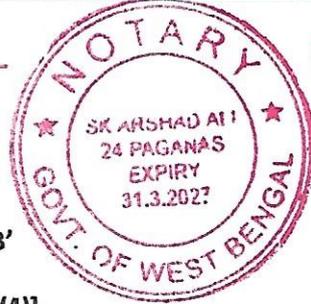
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

03AC 142643

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 ROSE", vide his authorization dated 21/09/2024.

I, **Mr. Jay S Kamdar**, duly authorized by the promoter of the proposed project "SUN ROSE", do hereby solemnly declare, undertake and state as under:

1. That RANA CHATTERJEE, SHIBAJI CHATTERJEE, PRABIR KUMAR MUKHERJEE, PRANAB KUMAR MUKHERJEE, NILANGSHU BANERJEE AND SUBHAMITA MUKHERJEE 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.

That the said land is free from all encumbrances.



25 NOV 2024

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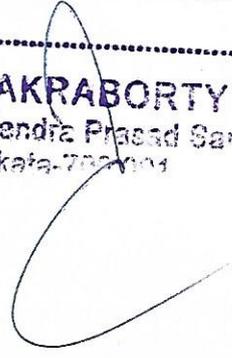
28 OCT 2024

Name..... **S. S. Ali, A Jvocate**

Address..... **ALIPORE POLICE COURT, KOL-27**

Vendor.....

**I. CHAKRABORTY**  
**6B, Dr. Rajendra Prasad Sarani**  
**Kolkata-700014**





3. That the time period within which the project shall be completed by me/promoter is 19/04/2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 25<sup>th</sup> Day of NOVEMBER, 20 24.

SUN CONSTRUCTION

*J. K. Banerjee*  
Partner

Deponent



Solemnly affirm and declare before me on identification

*S. Banerjee*  
SK ARSHAD ALI  
NOTARY 24-PGS. SOUTH  
GOVT. OF WEST BENGAL, REG.No. 003/2022  
ALIPORE JUDGES COURT, KOL-27

Identified by me  
*Somnath Banerjee*  
F/1922/727/2021.  
Advocate

25 NOV 2024