

Regd. No.....

M/38/21/12/24

भारतीय गैर न्यायिक

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रु.10

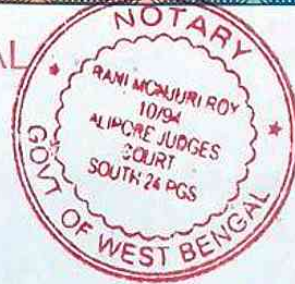


TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary of
Alipore Judges Court,
Calcutta-27



02AC 736713

BEFORE THE NOTARY PUBLIC AT ALIPORE

AFFIDAVIT - CUM - DECLARATION

Affidavit cum Declaration of **M/S P S CONSTRUCTION**, promoter of the proposed project named "**KOYEL TOWER**", represented by its partners (1) Sri Prasenjit De, (2) Sri Shib

Shankar Guha and (3) Smt. Namita Chakraborty;

I, being authorised signatory Sri Prasenjit De, son of Late Sudhin Kumar De, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 10, Paramanick Ghat Lane, P.O. & P.S. Baranagar, Kolkata - 700036, District - North 24 Parganas, one of the partners of M/S P S Construction, a partnership firm, having its registered office at 193, Kashinath Dutta Road, P.O. & P.S. Baranagar, Kolkata - 700036, District - North 24 Parganas, promoter of the proposed project named "**KOYEL TOWER**", do hereby solemnly declare, undertake and state as under:

21 DEC 2024



1. I/Promoter have/ Owners, Sri Sanjoy Shaw, Sri Gopal Kundu, Sri Bijoy Kundu, Smt. Swapna Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Santosh Kumar Shaw, Smt. Sonali Shaw, Sri Somnath Gupta, Smt. Rama Shaw and Smt. Gayatri Gupta 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 the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 30th June, 2026.
4. That seventy percent of the amount 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.



That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.

5. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it 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 account 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 withdrawal has been in compliance with 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.

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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.

P. S. CONSTRUCTION

[Signature]
PARTNER

DEPONENT

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 21st Day of December of 2024.



P. S. CONSTRUCTION

[Signature]
PARTNER

DEPONENT

IDENTIFIED BY ME
Sandeep Das (Adv)
EN.No:- F/3534/A064/2021

Solemnly affirmed and declared before me on identification of advocate at Alipore Judges Court, Calcutta under Notaries Act 1952 at.....

[Signature]
RANI MONJURI ROY
Notary, Govt. of West Bengal
Regd. No.-1094

RANI MONJURI ROY
NOTARY
Room No.-17 (POND SIDE)
Alipore Judges Court,
Kolkata-700 027
Regd. No.-10/94

21 DEC 2024