

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



03AC 266983

FORM - B

[See 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 **MR PARAJ BARMAN** being one of the Partners of **SUN SHINE REALTORS**, Promoter/Developer of the Proposed Project "Sun Shine Heights"

I, **Paraj Barman** being the one of the Partners of **Sun Shine Realtors**, promoter / Developer 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 proposed

AND

A legally valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of 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 25/10/2027.

CHITTARANJAN GHOSH

Advocate cum Notary

E WB 235/2005

REGN NO. 13801

High Court Calcutta

Contd.....Pg/2

26 NOV 2024

198855

SUKALYAN CHAKRABORTY
Advocate
High Court, Calcutta

Sold to

Address

26 NOV 2024

At

Date

26 NOV 2024

SIPRA DEY

Licence No.

Code

1, N. S. Road, Kolkata-700 001



[Handwritten signature]

(2)

4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allotted, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 approval on time, from the competent authorities.
9. That I/ Promoter have/has furnished such other documents as have been prescribed by the Rules and Regulation made under the Act.
10. That I/ Promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot of 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.

SUN SHINE REALTORS

Paraj. Barman

Partner

Deponent

Solemnly Affirmed and Declared
before me on Identification
CHITTARANJAN GHOSH
Regn. No 13801/31 12.18

Chittaranjan Ghosh
Notary

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO. 13801
High Court Calcutta

26 NOV 2024