

SL NO

62

DT

26/04/22

भारतीय गैर न्यायिक

दस
रुपये

रु.10

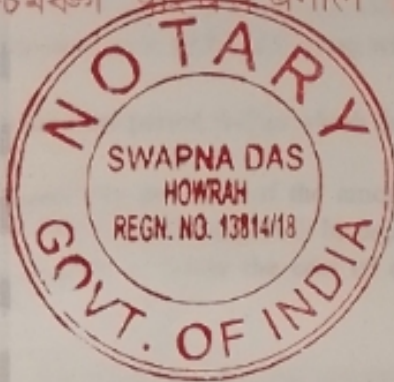
TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পাশ্চাত্য বঙ্গাল WEST BENGAL

82AB 540490

**BEFORE THE NOTARY PUBLIC AT HOWRAH****AFFIDAVIT CUM DECLARATION**

Affidavit -Cum- Declaration of **Mr. SURESH DAS** promoter of the proposed project, vide its Plan Sanction Memo No. 289/032/HZP/PS their authorization dated 24/03/2022.

I, **SURESH DAS** promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under.

26 APR 2023

Maniklal Chakraborty
Advocate
Judges' Court Howrah
F-910/2004, H-9432472888

Serial No. 4063 Date 26/04/23.
Purchaser Name. Suresh Das
Address. Haruh
Rupees. 10/-

PROBAL CHATTERJEE
Howrah Court (Atchala)
Criminal Court

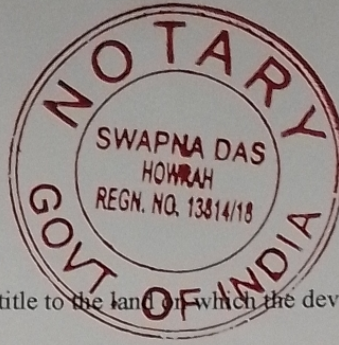


BEFORE THE NOTARY PUBLIC AT HOWRAH

ATTESTATION AND DECLARATION

Whereas the Declaration of Mr. SURESH DAS is as follows:
The undersigned hereby declare that the above is a true and correct copy of the original document as shown to me by the said Mr. SURESH DAS.
I, the undersigned, being a Notary Public, do hereby certify that the above is a true and correct copy of the original document as shown to me by the said Mr. SURESH DAS.
I, the undersigned, being a Notary Public, do hereby certify that the above is a true and correct copy of the original document as shown to me by the said Mr. SURESH DAS.

26 APR 2023



1. That, I SURESH DAS have a legal title to the land on which the development of the project is proposed

OR

SUNS RAYS PLACE 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 development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances of LAND OWNER including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me is 07/10/2026.

4. That, seventy per cent 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 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 SURESH DAS 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 SURESH DAS promoter shall take all the pending approvals on time from the competent authorities.

9. That, I SURESH DAS promoter have furnished such other documents as have been prescribed by the rules

26 APR 2023

and regulations made under the Act.

10. That, I SURESH DAS 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

MAA MANSHA BUILDERS AND DEVELOPERS

Suresh Das
Proprietor.

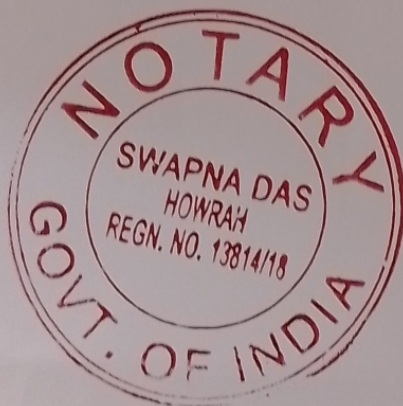
Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....

MAA MANSHA BUILDERS AND DEVELOPERS

Suresh Das
Deponent Proprietor



Identified by me

[Signature]

Manik Chakraborty
Advocate
Judges' Court Howrah
F-910/2004, M-9432472888

ON IDENTIFICATION OF THE
ADVOCATE SIGNATURE/LT
ATTESTED

[Signature]

SWAPNA DAS
NOTARY GOVT. OF INDIA
Regn. No. 13814/18
Judges' Court, Howrah

26 APR 2023