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पश्चिम बंगाल WEST BENGAL

95AB 139168

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 ShriSouvikSarkar, Proprietor of M/s. SARKAR CONSTRUCTION AND DEVELOPERS promoter of the proposed project "S.G. APARTMENT" situated at Municipal Holding No. 695, under Ward No. 2 of Baraipur Municipality, upon Beltala Road, Mouja - Subuddhipur, J.L. No - 32, LR Dag No - 643 & 645, LR Khatian No - 312, Baraipur, Kolkata - 700144, WB, India

I, SouvikSarkar, Proprietor of M/s. SARKAR CONSTRUCTION AND DEVELOPERS promoter of the proposed project "S.G. APARTMENT" situated at Municipal Holding No. 695, under Ward No. 2 of Baraipur Municipality, upon Beltala Road, Mouja - Subuddhipur, J.L. No - 32, LR Dag No - 643 & 645, LR Khatian No - 312, Baraipur, Kolkata - 700144, WB, India do hereby solemnly declare, undertake and state as under:

1. That I have 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 an authenticated copy of the agreement between Me / M/s. SARKAR CONSTRUCTION AND DEVELOPERS (Proprietorship) and Sri Dipankar Sarkar (Land Owner) for development of the real estate project is enclosed herewith.

06 MAY 2024

2924

- 8 MAR 2024


NO Data

Name.....

Address.

By *Pijush*

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027

8 MAR 2024

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 30th June 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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.

Souvik Sarkar
Deponent

Verification

I, Souvik Sarkar, Son of Phani bushan Sarkar, Resident of Subuddhipur, Beltala, Baraipur Municipality, Ward No. 2, Kolkata - 700144 do solemnly affirm that 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 06-05-2024

*Solemnly Affirmed & Declared
before me on Identification*

A.K. Sinha

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27.
Regd. No. 608/1995 Govt. of India

Souvik Sarkar
Deponent

Identified by me

[Signature]
Advocate

06 MAY 2024