

11 June 13/13/15

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

82AB 711196

BEFORE THE NOTARY PUBLIC
HOWRAH

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration from Sambhav Construction represented by Pradip Kumar Singh S/o Late Narad Singh of 2 no Deshapran Sasmal Road P.S. Bantra District-Howrah-711101, promoter of proposed project, vide Development Agreement I-12900/24.

I, Pradip Kumar Singh promoter 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

OR

The owner has a legal title to the land on which the development of the proposed project 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.

LAXMIKANTA DAS
NOTARY, HOWRAH

16 JUN 2025

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

OR

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

LAXMIKANTA DAS
NOTARY HOWRAH

5 Years. 28.06.2030

3. That the time period which the project shall be completed by promoter is
4. That the seventy percent of the amounts realized by me / promoter for the real estate project from allottees, from time to time shall be deposited in a separate account to be maintained in scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.
5. That the amounts from separate accounts to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.
6. That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 audit 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 the amounts collected for a particular project.
8. That I / promoter shall take all pending approvals on time to the competent authorities.
9. That I / promoter have / has furnished such documents as have been prescribed by the rules and regulation made under the Act.

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 the true and correct and nothing material has been concealed by me therefrom.

Verified by me.....on thisday of.....

Bhattacharya

BIJOY LAXMI MOHANTY
ADVOCATE
JUDGES' COURT, HOWRAH
Enrollment No.-WB/565/2014
MOB.-7980609889

Place Judges' Court
Howrah - 711101
W.B. India

On Identification by the Ld. Advocate
LTI/ SIGNATURE ATTESTED

LAXMIKANTA DAS
NOTARY HOWRAH
Regd. No. - 60/2002
Govt. of W.B.

16 JUN 2025

Pradeep Kumar Singh