

Sl. No. 07/25 Date

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL



369248

Before the Notary Public at Alipore, South 24-Parganas.
Affidavit/Declaration

Affidavit cum Declaration of We, (1) **SRI SWARUP SARKAR**, son of Sri Jitendra Chandra Sarkar, by faith Hindu, by Nationality – Indian, by occupation – Business, 2) **SMT KALPANA SARKAR**, wife of Sri Suman Sarkar and Daughter of Nirmal Roy, by faith Hindu, by Nationality –Indian, by occupation – Business, both are residing at 1/47, Poddar Nagar Colony -I, P.S.- Jadavpur, Kolkata- 700068, District of South 24-Parganas, partners of promoter/Partnership firm **M/S. SARKAR ENTERPRISES**, promoter/developer, having office at 1/47,Poddar Nagar P.S.-Jadavpur, Kolkata- 700068, Kolkata, of the proposed project named “**KIRAN**” situated at 3736, Nayabad, P.S.- Panchasayar, P.O.- Mukundapur, Kolkata-700099, South 24-Parganas, Mouza - Nayabad, J.L. no. 25,Ward no.109 within Kolkata Municipal Corporation, West Bengal, India, do hereby solemnly declare,

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(2)

We, (1) **SRI SWARUP SARKAR**, son of Sri Jitendra Chandra Sarkar, by faith Hindu, by Nationality -Indian, by occupation - Business, 2) **SMT KALPANA SARKAR**, wife of Sri Suman Sarkar and Daughter of Nirmal Roy, by faith Hindu, by Nationality -Indian, by occupation - Business, both are residing at 1/47, Poddar Nagar Colony -I, P.S.-Jadavpur, Kolkata- 700068, District of South 24-Parganas, partners of promoter/Partnership firm **M/S. SARKAR ENTERPRISES**, promoter/developer,

Affidavit-cum-Declaration of **SRI SWARUP SARKAR**, and **SMT. KALPANA SARKAR**, being the partner of partnership firm **M/S. SARKAR ENTERPRISES** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That landowner, i.e. Gopal Chandra Mandal 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 such owner and promoter for development of the 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 **07.08.2028**.

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 with drawn in proportion to the percentage of completion of the project.

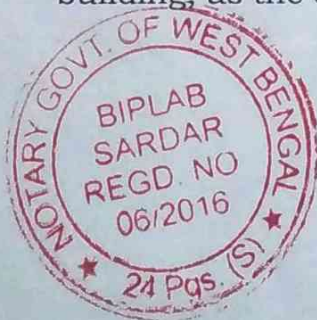
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(3)



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 we 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 we/promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.



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MS. SARKAR ENTERPRISES
Swarup Sarkar

Partner

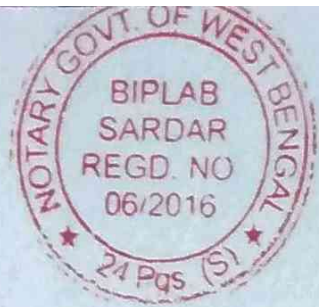
MS. SARKAR ENTERPRISES
Kalpoma Sarkar

Partner

DEPONENTS

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Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Alipore, on this 18th day of June, 2025.



MIS. SARKAR ENTERPRISES
Sourav Sarkar

Partner

MIS. SARKAR ENTERPRISES
Kalpana Sarkar

Partner

DEPONENTS

Solemnly Affirmed & Declared
before me on Identification.

[Signature]
BIPLAB SARDAR
NOTARY
Regd No. 06/2016
Govt of West Bengal

IDENTIFIED BY ME

[Signature]
Advocate

18 JUN 2025