



प्रतिबन्धक पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027

FORM 'B'

[See Rule 3(4)]



03AC 448738

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jay S Kamdar, duly authorized by the promoter of the proposed project "SUN NIRVANA", vide his authorization dated 11/12/2024.

I, Mr. Jay S Kamdar, duly authorized by the promoter of the proposed project "SUN NIRVANA", do hereby solemnly declare, undertake and state as under:

That, SUN SHAKTI REALTOR LLP and SUBRATA BANERJEE have 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 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.



11 9 DEC 2024

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13 DEC 2024

Name..... **Somnath Pal, Advocate**

Address..... **ALIPORE JUDGE COURT, KOL-27**

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700001

3. That the time period within which the project shall be completed by me/promoter is 02/03/2028.
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Deponent


Verification

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 19 Day of DECEMBER, 20 24.



11 9 DEC 2024

Signature Attested
on identification

MARUFA KHATOON
Notary, Govt. of India
Fegd. No.- 13815/2018
Alipore Judges' Court

SUN SHAKTI REALTOR LLP


Authorised Signatory/Designated Partner

Deponent

IDENTIFIED BY ME
Somnath Banerjee
F/922/727/2024
Advocate