

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 151349



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

[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 Mr. ANUPAM GUHA & Mr. Puranjoy Ray Promoter/s
of the proposed project.

We, Anupam Guha & Puranjoy Ray partners of "GUHA & RAY ASSOCIATES"
Promoter/s of the proposed project do hereby solemnly declare, undertake and
state as under:

1. RAMEN DEBNATH, CHANDAN DEBNATH, SWAPAN DEBNATH, MANJU
ACHARYA, ANJU DEBNATH & SIMA DEY 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 the agreement between such owner and promoter for development of the real
estate project is enclosed herewith.

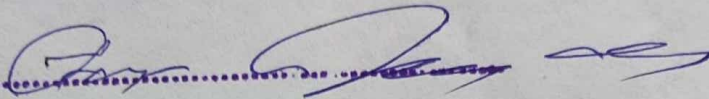
10 JUN 2024

10 JUN 2024

SL No. 693 Date

Name Gunha & Ray Associates
161 A M.G. Rd, Col-82

Address

Vendor Sig. 

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027



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

3. That the time within which the project shall be completed by us/Promoters is

31 / 12 / 2025

4. That, seventy per cent of the amounts realized by us/Promoters 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, We / promoters will 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 / promoters will take all the pending approvals on time from the competent authorities.

9. That, We / promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

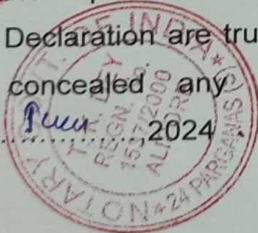
10. That, We / promoters will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

[Signature]

Deponent/s

Verification

We, the deponents above, do here by verify the contents of our above Affidavit cum Declaration are true and correct to the best of our knowledge and We have not concealed any material facts. Verified on this 10th day of June 2024.



Solemnly Affirmed & Declared
before me on identification

[Signature]
T. K. Dey, Notary
Alipore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

10 JUN 2024

[Signature]

10 JUN 2024

Deponent/s

[Signature]
Nababhusan Mukhopadhyay
Advocate
Alipore Police Court
Enr No -WB/2037/1999
Identified by me
Advocate