

Sl. No.

Date

31 JAN 2025

भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 449032

Affidavit cum Declaration

Affidavit cum Declaration of Ejaz Hussain, promoter of the proposed project vide his authorization dated 31/01/2025;

I, Ejaz Hussain, son of Mohammad Hussain Mullick, having PAN No. - AMZPH5389L, AADHAAR No. - 3500-8394-4881, by caste Islam, by Nationality Indian, by occupation Business, residing at 10C/2, Silet Dhanga, P.O. & P.S.- Thakurpukur, Kolkata- 700063, District 24 Parganas (South), promoter of the proposed project LUXUR APARTMENT 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
AND
a legally valid authentication of the 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 31/12/2029.
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.



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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

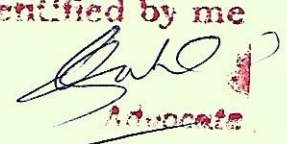
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

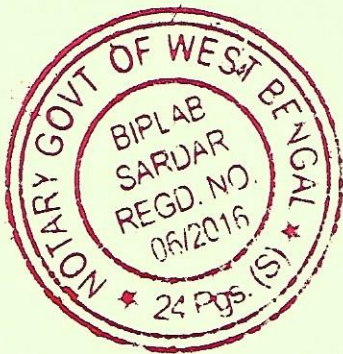
Verified by me at Kolkata on this 31 JAN 2025 day of 31 JAN 2025, 2025.

Solemnly Affirmed & Declared
before me on Identification


BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal


Deponent

Identified by me

Advocate



31 JAN 2025