

SL. No. 04 Date 12/06/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 208057

BEFORE THE NOTARY PUBLIC
ALIPORE POLICE COURT
KOLKATA-700 027

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 SRI UTTAM SAHA Developer of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date 19/12/2024

That our purpose Project Name:- Ananda Nikatan, No.139 Bagharkhol, Ward No.-32, P.S. Sonarpur, Kolkata, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

- 1) SMT KABERI DUTTA GUPTA 2) SMT KRISHNA DUTTA GUPTA 3) MIS SHILPI DUTTA GUPTA 4) MIS PRIYANKA DUTTA GUPTA 5) MIS ANUSHKA DUTTA GUPTA 6) SMT BRATATI DUTTA GUPTA all are residing at Nabaday pally, Bagharghole, P.O. Bonhooghly, P.S. Sonarpur, Kolkata-700103, herein called as Land owner has 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 14/12/2025
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Signature Attested
on Identification

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
CHAYANIK PAUL
Notary Public, Govt. of India
Regd. No.-51768/2025
Alipore Police Court

Verification

DEPONENT
Identified by me

Sumit Roy
Advocate

11 2 JUN 2025

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