

पश्चिम बंगाल WEST BENGAL



02AC 029293



Affidavit cum Declaration

Affidavit cum Declaration of **Pradip Saha**, son of Narayan Saha, by occupation – Business, working for gain at Rajpur Swarnakarpara, P.O- Rajpur, P.S-Sonarpur, Kolkata -700149, promoter/ developer of the proposed project named **"PRAPTIKA CONSTRUCTION"** situated at 224 Boral Main Road , P.S. Bansdronei (previously Regent Park), P.O. Regent Park, J.L no. 49, Kolkata-700084, South 24 Parganas, Kolkata ward no. 111, Mouza – Kamdahari, under K.M.C, West Bengal, India,.

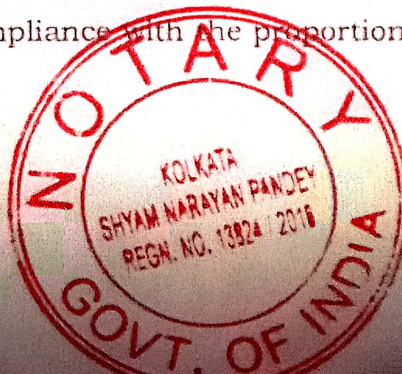
13 NOV 2024



I, **Pradip Saha**, son of Narayan Saha, by occupation – Business, working for gain at Rajpur Swarnakarpara, P.O- Rajpur, P.S-Sonarapur, Kolkata -700149, promoter/ developer, promoter/ developer, promoter

Affidavit cum Declaration of **Pradip Saha**, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Angana Das (Samajdar) is the land owner, has a legal title to the land on which the development of the proposed project is to be carried out.
2. 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.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 18.7.2026.
5. That seventy per cent 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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.





9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

*Pradip Laha*  
Deponent

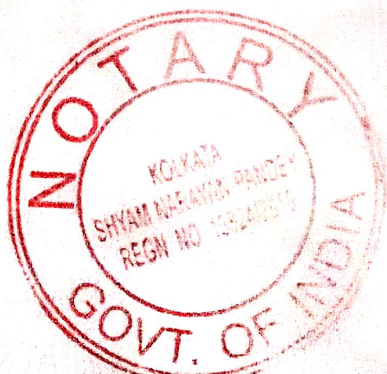
#### Verification

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 *13th November 2024* on this day of

*Vinit Sharma*  
Advocate

*F/1898/2005*



Solemnly Affirm & Declared  
Before Me on Identification  
of Ld. Advocate

*Shyam Narayan Pandey*  
SHYAM NARAYAN PANDEY  
NOTARY, GOVT. OF INDIA  
REGN. NO. 13824/2018

*13.11.2024*

13 NOV 2024

*Pradip Laha*  
Deponent