

# भारतीय गैर न्यायिक

## VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge

एक सौ रुपये

Verified by me at Kolkata on this 30<sup>th</sup> day of June 2025

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

Deponents

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

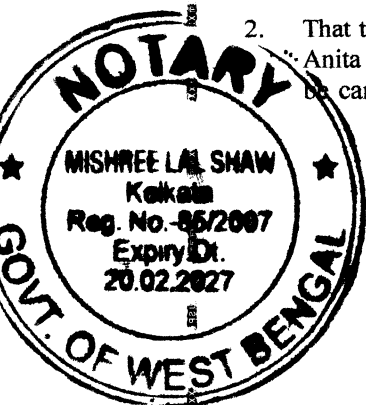
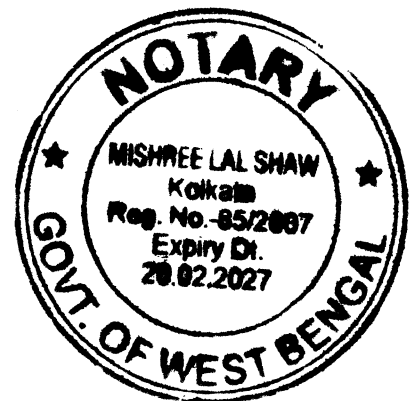
AV 054908

BEFORE THE NOTARY AT-SEALDAH

### Affidavit cum Declaration

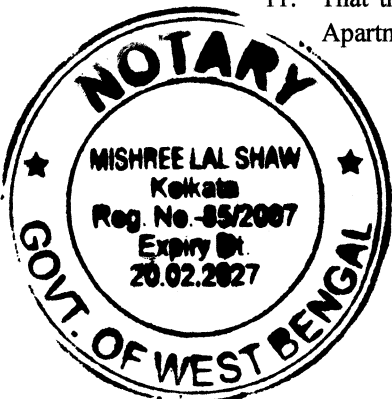
Affidavit cum Declaration of Shri. Sukhendu Maitra Sole Proprietor of S.M. Construction of the proposed project Monmohan Apartment, 1635 Rajdanga Gold Park

1. I, Shri. Sukhendu Maitra Sole Proprietor of S.M. Construction of the proposed project Monmohan Apartment, 1635 Rajdanga Gold Park do hereby solemnly declare, undertake and state as under:
2. That the landowners i.e Smt Ila Das, Sri Jayanta Das, Sri Goutam Das, Smt Namita Das and Smt Anita Dey has a legal title to the land on which the development of the proposed project is to be carried out a legally valid authentication of title of such land along with an authenticated



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3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> August, 2025.
5. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the 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.



For S. M. CONSTRUCTION  
*Sachin Kumar*

Proprietor

Deponents

Identified by me

Solemnly Affirmed &  
Declared Before Me  
on Identification

*Mishra*  
**M. L. SHAW**  
NOTARY  
REGN. No:- 85/07  
GOVT. OF W. B

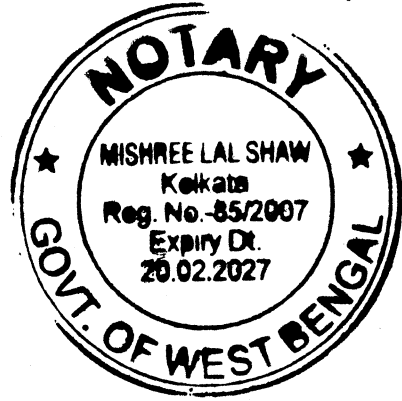
Advocate

- 2 JUL 2025

**VERIFICATION**

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Kolkata on this 30<sup>th</sup> day of June, 2025.



For S. M. CONSTRUCTION  
*Sachin Kumar*

Proprietor

Deponents

Identified by me

Solemnly Affirmed &  
Declared Before Me  
on Identification

*M. L. Shaw*  
**M. L. SHAW**  
NOTARY  
REGN. No.- 85/07  
GOVT. OF W. B

Advocate

- 2 JUL 2025