

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST. NORTH 24 PARGANAS  
WEST BENGAL

02AC 636565

### AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Surajit Sen duly authorized by the promoter of the proposed project Pearl Mansion vide its authorization dated 10.01.2025.

I, Surajit Sen S/o Late Nripen Sen aged 58 years R/o 133, Jodhpur Park, Near Allahabad Bank, Kolkata - 700068 duly authorized by the promoter of the proposed project Pearl Mansion, do hereby solemnly declare, undertake and state as under:

17 JAN 2025

No. 1704 Date 30-12-2014

Rupees 1001

Name \_\_\_\_\_

Address \_\_\_\_\_

Vendor \_\_\_\_\_

**KRISHNA GOPAL KAYAL**  
**STAMP VENDER**  
**A.D.S.R.O. Matla South 24 Pgs**

**BIPLAB SARDAR**  
**ADVOCATE**  
**JUDGES COURT, ALIPUR, KOL-27**



(2)



1. That Dipak Basu, Debraj Basu, Prantar Choudhury and Abhijit Nag have a legal title to the land on which the development of the project is to be carried out  
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 promoter is 31/12/2027.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

SEN & SEN INFRAPROJECTS PVT. LTD.

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 Kolkata on this 17th day of Jan 2025

Deponent

Identified by me