

Sl. No. 21571 Sold to.....

Address.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No. F/1314/8/18/2011.

A. K. Maity

Licensed Stamp Vender
10, Old Post Office Street
Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Date: Sign. 

23 JUN 2025



ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT

India, Proprietor of **SHILPA CONSTRUCTION**, Developer/Promoter of the proposed project named '**SHILPA RESIDENCY**' do hereby solemnly declare, undertake and state as under:

1. That the owners of this land is **MD. IBADAT KHAN** . We **SHILPA CONSTRUCTION [PAN. AJSPK8546L]**, as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is **15.01.2027** .
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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 utilized 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 Verification any grounds.

SHILPA CONSTRUCTION

Deponent

PROPRIETOR

Verification

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

Solemnly affirmed and declared before me u/s 139 CPC and u/s 333BNSS 2023


ALOKE BEHARI
NOTARY
Regd. No.-53927/25
Govt. of India

17 DEC 2025


ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT