



WEST BENGAL

98AB 234208

BEFORE THE NOTARY PUBLIC
AT BARASAT NORTH 24 PARGANAS

Affidavit cum Declaration

Affidavit cum Declaration of **Sri AshokeMukherjee**, Proprietor of **M/S. MUKHERJEE ENTERPRISE**, promoter of the proposed project "**21, RAMKRISHNA NAGAR**" lying and situated at Holding No. - 21, Ramkrishna Nagar, Ward No. - 30 under the jurisdiction of Rajpur-Sonarpur Municipality, P.S. -Sonarpur, Dist-South 24 Parganas, West Bengal;

I, **Sri AshokeMukherjee**, Proprietor of **M/S. MUKHERJEE ENTERPRISE**, promoter of the proposed project "**21, RAMKRISHNA NAGAR**" lying and situated at Holding No. - 21, Ramkrishna Nagar, Ward No. - 30 under the jurisdiction of Rajpur - Sonarpur Municipality, P.S. - Sonarpur, Dist - South 24 Parganas, West Bengal do hereby solemnly declare, undertake and state as under:

1. That **SMT. KALPANA BOSE** has a legal title to the land on which the development of the proposed project is to be carried out

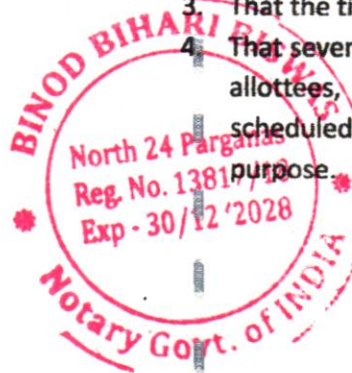
AND

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 **04.07.2026**.

4. 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.



14 DEC 2024

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স্মারক নং :

21 NOV 2024

তারিখ :

ক্রম :

Biswanath Ray

Advocate

Judges' Court, Barasat

(WB / 52 / 1994)

M:-8274805697/9432522894

প্রতি

মুখ্য : 

চেতা :

স্বাক্ষর : ডি এন আর. অফিস

উত্তর ২৪ পরগণা।

ক্রমের তারিখ :

মোট পৃষ্ঠা :

ট্রেজারী অফিস-বারাসাত

ভেদার : মাঃ নজরুল ইসলাম

Attik viti cum lito

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 14th day of December, 2024.

MUKHERJEE ENTERPRISE
Ashok Mukherjee
Deponent ^{Proprietor}

Identified by me
Sitaya Shankha Das
Advocate

ATTEST

[Signature]
BINOD BIHARI BISWAJ
Notary Govt. of INDIA
(N) 24 Pgs. Reg. No. 13817/16
Exp 30/12/2028

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