

2-8/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 91AB 296554



Affidavit cum Declaration

Affidavit-cum-Declaration of M/S NS Construction Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____

We, M/S NS Construction Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, We Promoter have a legal title to the land on which the development of the project is proposed
OR
SikhaSinha and SimaGhoshhas a legal title to the land on which the development of the proposed project is to be carried out



25 JAN 2024

NS CONSTRUCTION

Gautam Deu
Partner

NS CONSTRUCTION

Niloy Prokash Ganguli
Partner

Niloy Prokash Ganguli
Gautam Deu

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SMT. SIKHA SINHA
SMT. SIMA GHOSH

1848

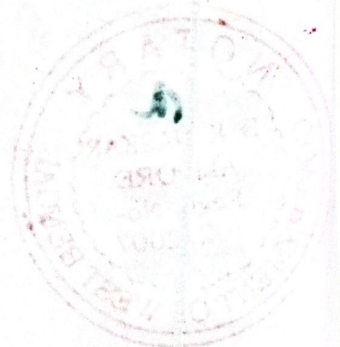
SL. No. Date **04 DEC 2023**

Rs.

Name..... **Paperish Mishra (sh)**

Address..... **CALCUTTA HIGH COURT, KOL-1**

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
KOL-77



25 JAN 2024

MILYOY PRKASH GANGOLI
& GAUTAM DEB
As a Co-Agency of
SMT. SIKHA SINHA
SMT. SIMA GHOSH



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.

OR

That, details of encumbrances 23/1PURBACHAL MAIN ROAD,70 PURBACHAL MAIN ROAD KOLKATA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is by 31st March,2026.

4. That, seventy per cent of the amounts realized by us/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, We / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, We / promoter shall take all the pending approvals on time from the competent authorities.

9. That, We / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam De
Partner

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

25 JAN 2024
Niloy Prokash Gangoli

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& GAUTAM DEY
As a Constitute Attorney of
SMT. SIKHA SINHA
SMT. SIMA GHOSH

NS CONSTRUCTION
Gautam De
Partner



10. That, We / 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.

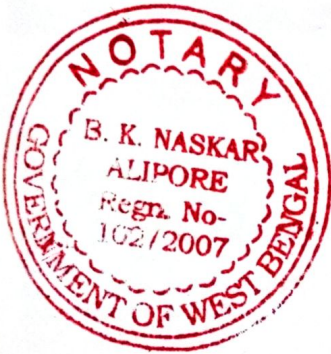
Deponent Verification

I, the deponent above, do here by verify 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 on this 25th day of January 2024.

NS CONSTRUCTION
Niloy Prakash Gangoli
Partner

Deponent

NS CONSTRUCTION
Gautam De
Partner



**Solemnly Affirmed & Declared
Before me on Identification**

B. K. NASKAR

**B. K. NASKAR, Notary
Alipore Police Court, Kol-87
Regn. No.- 102/2007
Govt. of West Bengal**

Identified by me

Advocate

Niloy Prakash Gangoli
Gautam De
**NILOY PRKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SMT. SIKHA SINHA
SMT. SIMA GHOSH**

25 JAN 2024