

SL. No..... 04/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

32AA 958898

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



Affidavit cum Declaration

Affidavit cum Declaration of **SYED ASGAR HOSSAIN**, son of late Syed Moazzam Hossain, by occupation - Business, working for gain at 18 Deedar Bux Lane, P.S. Taltala, Kolkata -700016, one of the director/authorized signatory of **M/S.FISTA CONSTRUCTION PRIVATE LIMITED**, promoter/developer of the proposed project named "**ZEDD MANOR**" situated 27, Gokul Boral Street, P.S. Muchipara, P.O. Muchipara, J.L no. 25, Kolkata-700012, District - Kolkata, ward no. 51, under K.M.C, West Bengal, India.



I, **SYED ASGAR HOSSAIN**, son of late Syed Moazzam Hossain, by occupation - Business, working for gain at 18 Deedar Bux Lane, P.S.

22 FEB 2024

16 JAN 2024

21064

No..... ₹ 20/- Date.....

Name :.....

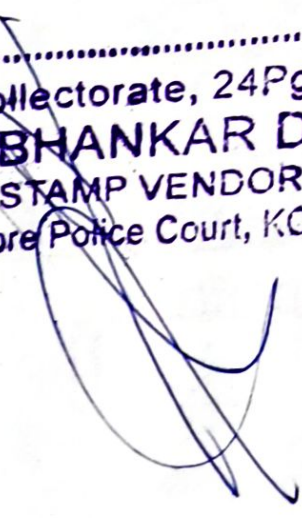
B.C. Lahiri
Advocate

Address :.....

Alipore Judges Court, Kol-27

Vendor :.....
Alipore Collectorate, 24 Pgs. (South)

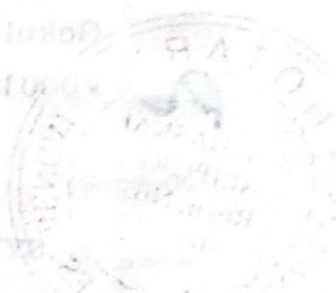
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



AT ALIPORE POLICE COURT
BEFORE THE NOTARY PUBLIC

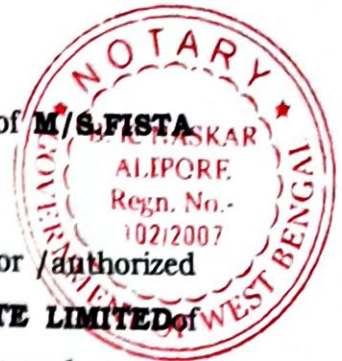
Alidavit cum Declaration

(Faint, mirrored text from the reverse side of the page, including details about a project and a company named M/S. RISHA CONSTRUCTION PRIVATE LIMITED.)



25 FEB 2024

Taltala , Kolkata -700016,, director /authorized signatory of **M/S.FISTA CONSTRUCTION PRIVATE LIMITED**, promoter



Affidavit cum Declaration of **SYED ASGAR HOSSAIN**, director /authorized signatory promoter of **M/S.FISTA CONSTRUCTION PRIVATE LIMITED** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 30.6.2024. (30th June 2024).
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.
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.



22 FEB 2024

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.



FISTA CONSTRUCTION PVT. LTD.
Syed Asgar Hossain
 Director

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 _____ on this _____ day of _____

FISTA CONSTRUCTION PVT. LTD.
Syed Asgar Hossain
 Director

Deponent



Solemnly Affirmed & Declared
 Before me on Identification

B. K. Naskar
 B. K. NASKAR, Notary
 Alipore Police Court, Kol.-27
 Regn. No.- 102 / 2007
 Govt. of West Bengal

22 FEB 2024

Identified by me

[Signature]
 Advocate