

पश्चिम बंगाल WEST BENGAL

AN 689346



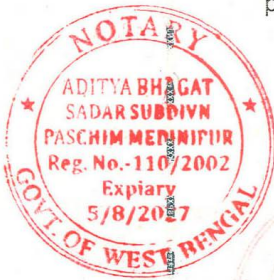
19 JAN 2024

FROM- B

AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of NAYAN KUMAR MISHRA being representative for the promoter of the proposed project vide its authorization dated 09.01.2024.

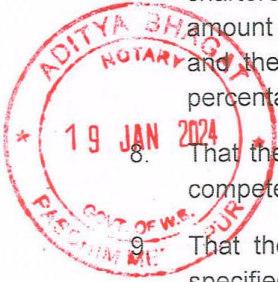
19 JAN 2024
I, NAYAN KUMAR MISHRA, S/o- Ashoke Kumar Mishra, aged about- 39 years, Resident of- Sujaganj, Midnapore, P.O. Midnapore, P.S. Medinipur, District- Paschim Medinipur, West Bengal, India, PIN- 721101, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state under:-



1. That Ashok Kumar Mishra and Rita Mishra has a legal title to the land on which the development of the project is to be carried out and 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 the promoter is 05.04.2026.

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4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 the 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 amount 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That the 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.



Nayan kumar Mishra
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 19th Jan 2024.

Deponent identified by
Sri..... *R. P. Biswas*
And Sworn before me:
Entry No. *92/02*
Date..... *19 JAN 2024*
Aditya Bhattacharya
19-1-24
Notary:
Registration No. 110/07

Nayan kumar Mishra
Deponent