

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 518652



FORM -A

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

AFFIVADIT CUM DECLARATION

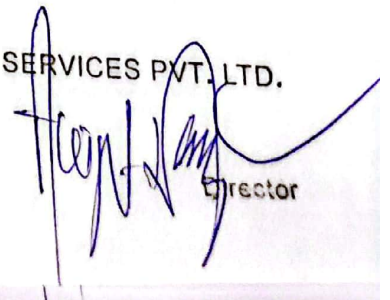
Affidavit Cum Declaration of Mr Avijit Naskar, Promoter of the proposed/ on- going project.

I, Mr Avijit Naskar, son of Sri Jay Ram Naskar, Director of M/s MEGACITY SERVICES PRIVATE LIMITED is promoter of the on going/ proposed project ("DEESHARI SUDEBI" District - South 24 Parganas) do hereby solemnly declare undertake and state as under-



20 APR 2023

MEGACITY SERVICES PVT. LTD.


Director

47066

No.....

Of.....

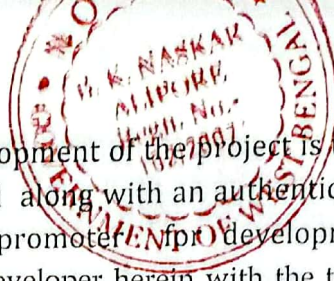
Rs.....

SUBHASREE MUMHERJEE
LICENSED STAMP VENDOR
9, India Exchange Place,
(Basement) Kolkata-700001

Date..... Sign.....

UJJWAL KR. DAS
ADVOCATE
HIGH COURT CAL

- 9 FEB 2023



1. That I have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Agreement between such owners and promoter for development (Development Agreement dated 9th February, 2022 with the Developer herein with the terms and conditions stipulated therein and the said Development Agreement was duly registered in the Office of the District Sub Registrar-V at Alipore and recorded in Book No.1, Volume No.1630-2022, pages from 62793 to 62855, being No.163001137 for the year 2022 of the said real Estate Project.

2. That I have also entered into with the owners of the land a Registered a Development Power of Attorney dated 9th February, 2022 in respect of the said property and the said development power of attorney was duly registered in the Office of District Sub Registrar-V at Alipore and recorded in Book No.1, Volume No.1630-2022, Pages from 62761 to 62792 Being No.163001146 for the year 2022 of the said Real Estate Project.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by me is 31st day of December, 2027.

5. That Seventy per cent of the amount realized by me for the real estate project from the allottees, from time to time, shall 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.

6. 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.

7. That the amounts from the separate account shall 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 that I 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.



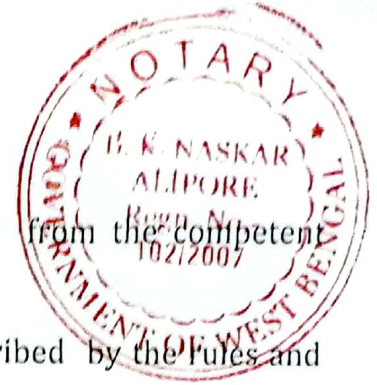
**Solemnly Affirmed & Declared
Before me on Identification**

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

MEGACITY SERVICES PVT. LTD.

Director

20 APR 2023



8. That I shall take all the pending approvals, if any, on time from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

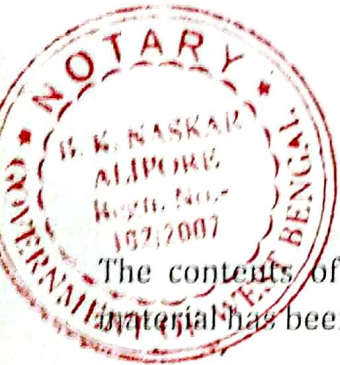
10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.

11. That I shall abide by the provision contained in Section 17 of the said Act read with clause (n) of section 2 relating to "common Areas

MEGACITY SERVICES PVT. LTD.

[Handwritten Signature]
Director

DEPONENT



VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 20th day of April, 2023.

MEGACITY SERVICES PVT. LTD.

[Handwritten Signature]
Director

DEPONENT

Identified by me-

[Handwritten Signature]
(Bibhas Kumar Ghosh)

Advocate, Calcutta High Court
Redg No. WB/733/1995.

20 APR 2023