

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



FORM 'B'
(See rule 3(4))

Affidavit cum Declaration

Affidavit cum Declaration of **ADIL QAMAR** one of the Director of **M/s Nilu Construction Private Limited** And the Developer of the proposed project

I, **ADIL QAMAR** One of the Director of **M/s Nilu Construction Private Limited** And the Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Developer have a legal title to the land on which the development for 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 developer 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 developer is **5 YEARS (SIXTY MONTHS)** i.e. **08.08.2029**
4. That seventy percent of the amounts realised by the Developer 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.

08 AUG 2024

NILU CONSTRUCTION PVT. LTD.

Director

7101

স্মারক নং 18 JUL 2024

তারিখ:

কেন্দ্র BABLA CHAKRABORTY
Advocate

প্রায় Sealdah Court, Kol-14

খুলে 

স্বাক্ষরিতঃ অধিস

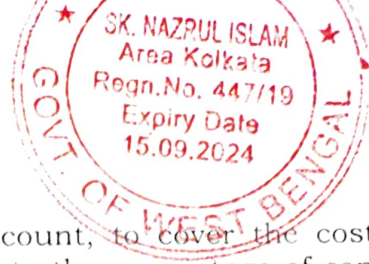
উক্ত পরামর্শ।

ক্রমের তারিখ:

মোট খুলা:

ড্রেজারী অফিস-বারান্দা

ভেদার মোঃ নজরুল ইসলাম



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

NILU CONSTRUCTION PVT. LTD.

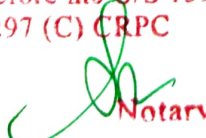
Director
Deponent

Verification

I, **ADIL QAMAR** Son of **MOHAMMED QAMARUDDIN**, Resident of "**CLASSIC APARTMENT**", **138/D KARAYA ROAD, KOLKATA - 700017** do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

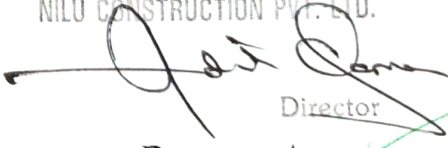
Verified by me at Kolkata on this **8th** day of **AUGUST, 2024**,

Solemnly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CRPC


Notary

SK, Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

08 AUG 2024

NILU CONSTRUCTION PVT. LTD.

Director
Deponent

IDENTIFIED BY ME

ADVOCATE