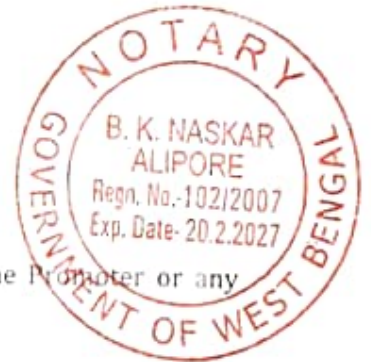




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

96AB 345525

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



**FORM -B**

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

**AFFIDAVIT 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, Promoter of the proposed project "DEEHARI ARONNYAK-Phase-II" do hereby solemnly declare ,undertake and state as under-

1. That Megacity Services Private Limited 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 by virtue of a registered Deed of Conveyance dated 20.11.2015 duly registered in the Office of Addl. District Sub Registrar at Mal, Jalpaiguri and recorded in Book No. 1, Volume No.0710-2015, Pages from 8503 to 8522, Being No.071000956 for the year 2015 of the real estate project.



MEGACITY SERVICES PVT. LTD.

21 MAY 2024

Director



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st day of December, 2027.
4. That 70% (Seventy per cent ) of the amount realized by me for the real estate project from the allottees , from time to time , shall be 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 withdraw 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 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 I shall take all the pending approvals 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 the time of allotment of any apartment, plot, or building, as the case may be, on any ground. - MEGACITY SERVICES PVT. LTD.



*[Signature]*  
 DEPENDENT Director

**VERIFICATION**

I, the Dependent above, do hereby 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 by me at Kolkata on this 21st day of May 2024.

MEGACITY SERVICES PVT. LTD.  
*[Signature]*  
 DEPENDENT Director

Solemnly Affirmed & Declared  
 Before me on Identification

*[Signature]*

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

Identified by me

*[Signature]*  
 Advocate

21 MAY 2024