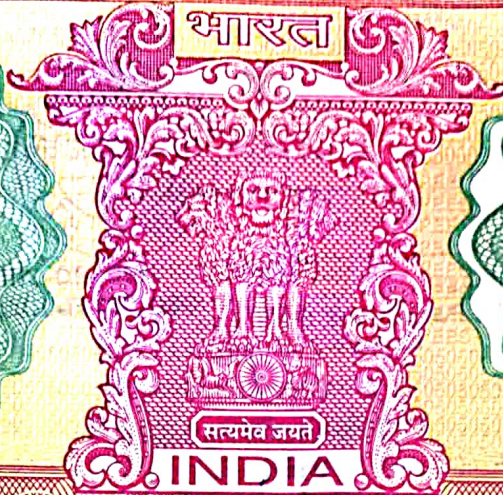


SL. No. K/11/2023/153/23

भारतीय गैर न्यायिक

पचास
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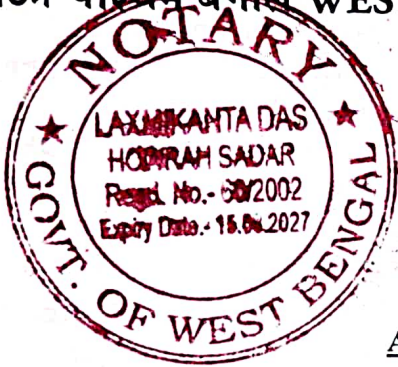


FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 173908



BEFORE THE NOTARY PUBLIC
HOWRAH

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikash Musaddi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated : 21-03-2023

I, Vikash Musaddi Son of Late Shri Vijay Kumar Musaddi aged 45 years R/o 10/C Ho-Chi-Minh Sarani, Kolkata – 700071 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

LAXMIKANTA DAS
NOTARY HOWRAH

25 APR 2023

092266



Serial No.....

Name.....

Address..... **107C, HO-CHI-MINH SARANI
GROUND FLOOR, KOLKATA-700071**
71, Park Street, (Room No.-14)
Kolkata-700 016

21 MAR 2023

Date. Licensed Stamp Vendor
Srijit Sarkar

1. That I Musaddi Builders Private Limited & Others has a legal title to the land on which the development of the proposed project is to be carried out.
And
A 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 me/ promoter is 31-12-2025 (Project Completion Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



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 11.22/11 on this 25th day of April 2023

**SOLEMNLY AFFIRMED & DECLARED
BEFORE ME BY THE DEPONENT ON
IDENTIFICATION BY ADVOCATE**

Place Judges' Cou
Howrah-711 101
W.B India

LAXMIKANTA DAS
NOTARY NOWRAH
Dist. of West Bengal

25 APR 2023

[Signature]
Deponent

I described by
[Signature]
Advocate

[Signature]
Deponent