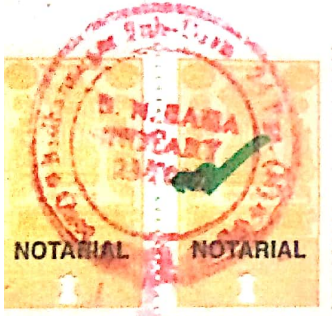


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 607940



BEFORE THE NOTARY PUBLIC

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S Cancun Constructions duly authorised by its signatory MR. Debasis Biswas, the promoter of the proposed project . authorization dated 22.05.2012 .

I, Debasis Biswas Son/Daughter/Wife of Late Sadhan Chandra Biswas aged 43 Yr R/o Vill- Bajetaraf, P.O.-Sikherpur, P.S-Rajarhat, Kolkata-700157, District-North 24th Parganas, West Bengal, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

B. M. SAHA
NOTARY
Bikash Biswas
North Block, 6th Floor
Bhatnagar, Kolkata
West Bengal

29 JAN 2019



1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
Or
That M/S Cancun Constructions have / 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 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 31.12.2024 (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 have / 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.

CANCUN CONSTRUCTIONS
Debari Maiti
 Partner
 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 3rd day of 2019..

CANCUN CONSTRUCTIONS
Debari Maiti
 Deponent

B. N. SAHA
NOTARY
 Bhaskar Bhawan
 North Block, Gr. Floor
 Behar Nagar, Kolkata
 West Bengal

IDENTIFIED BY ME
[Signature]

Solemnly Affirmed
 &
 Declared before me
 a Identification of Advocate

B. N. SAHA
NOTARY
 29 JAN 2019

