



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST.-NORTH 24 PARGANAS

FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**


**Affidavit cum Declaration of Debasis Biswas duly authorized by the promoter M/s Cancun Constructions of the proposed project vide its authorization dated 22.05.2012:**

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

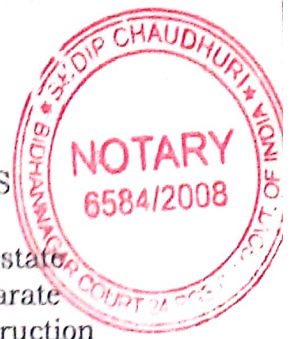
1. That Mr Dipak Sarkar have a legal title to the land on which the development of the proposed project is to be carried out

And

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and M/S Cancun Constructions for development of the real estate project is enclosed herewith.

  
S. CHAUDHURI  
\* NOTARY \*  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs.

10 APR 2019




2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by M/S Cancun Constructions 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

#### 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 10<sup>th</sup> day of April, 2019.

  
S. CHAUDHURI  
\* NOTARY \*  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs.

CANCUN CONSTRUCTIONS  
  
Partner

\_\_\_\_\_  
Signature of the Deponent

10 APR 2019