

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

H-4

पश्चिम बंगाल WEST BENGAL



36AB 252306



Before the Notary Govt. of W.B.

FORM- A

[See Rule 3(2)]

AFFIDAVIT CUM DECLARATION

MESSRS UMA BUILDERS, a Proprietorship firm, having its office at Kharibaria, Kamdhuni, Rajarhat, District - North 24 Parganas, West Bengal 700135, represented by its Sole Proprietor **SRI NILESH ROHRA**, alias Nilesh Kumar Rohra, having PAN **ARUPR3837P**, son of Sri Ashok Kumar Rohra, by Nationality - Indian, by faith - Hindu,

18 SEP 2020

নং- 4184 26.02.20 10

ক্রতার নাম ও সাং.....

স্ট্যাম্প ভেডার স্বাক্ষর.....

বিধান নগর (স্ট্যাম্প সিটি) এ.ডি.এস.আর.ও

মোট স্ট্যাম্প ক্রয় জং.....

ঢালান নং..... মোট কত টাকা খরিদ.....

ট্রেজারী-বারাকপুর, ভেডার-মিতা দত্ত

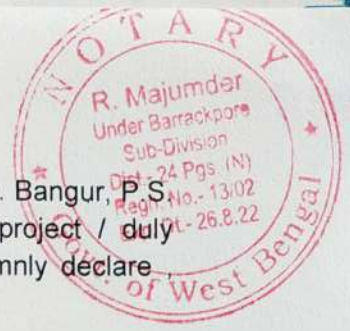
Bhabendra Krishna Roy
Advocate
High Court Calcutta.

27 JAN 2020

580000

14-11

by occupation- Business, residing at 73 Bangur Avenue Block - C, P.O. Bangur, P.S. lake Town, Dist. North 24 Parganas, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:



1. That I / promoter have / has a legal title to the land on which the development of 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 promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances .

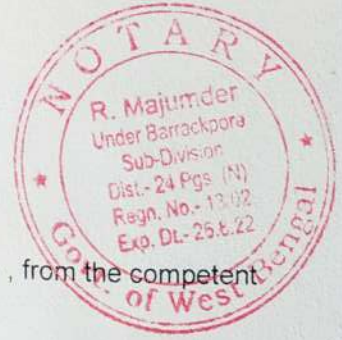
3. That the time period within which the project shall be completed by me/promoter is 30.11.2022.

4. That seventy percent of the amounts realised by me / 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I / promoter 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.

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7. That I/promoter shall take all the pending approvals on time , from the competent authorities.

8. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I/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.

Ajay Kumar

Deponent

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 **18th** day of **September 2020**

Solemnly Affirmed
&
Declared Before Me
On Identification

R. Majumder

R. MAJUMDER
NOTARY
Regn. No.-13/02

18 SEP 2020

Ajay Kumar

Deponent