

ee 27/21



पश्चिम बंगाल WEST BENGAL

48AB 778946

FORM 'A'

[See rule 3(2)]

BEFORE THE NOTARY PUBLIC.
GOVT. OF WEST BENGAL



Affidavit cum Declaration

Affidavit cum Declaration of M/s. THE NEST (Partnership Firm, PAN – AAGFT3517R represented by its partners (i) SOUMENDU NAHA (ii) PREMANGSU DAS (iii) SWADESH DAS) of P-9, Srinagar, P.O. & P.S.- Panchasayar, Kolkata – 700 094 promoter/developer of the proposed project.

I/We, M/s. THE NEST promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. AMARESH BHOWMIK s/o. Naresh Chandra Bhowmik have/has a legal title to the land on which the development



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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/developer 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/us/promoter/developer is 31.10.2021.
4. That seventy percent of the amounts realised by me/us/promoter/developer 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 That the amount from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/we/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.



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8. That I/we/promoter/developer shall take all the pending approvals on time from the competent authorities.
9. That I/we/promoter/developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/we/promoter/developer 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.

THE NEST
Sudhakar Das
Partner

THE NEST
Joumendra Naha
Partner

THE NEST
Pranab Kumar Das
Partner

Identified by me.
Susanta Kr. Das.
(Advocate)
Calcutta High Court.

Deponent



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Verification



The contents of my/our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me/us at Kolkata on this 03rd day of February, 2021.

THE NEST
Joumendu Naha
Partner

THE NEST
Premendra Das
Partner

THE NEST
Sudesh Das
Partner

Identified by me.
Susanta Kr. Das.
(Advocate)
Calcutta High Court.

Deponent



Solemnly declared and affirmed
before me on identification at
AM/PM under Notary Act, 1957

M. Dasmondal
M. DASMONDAL
NOTARY
Regd. No.-34/2002
Govt. of West Bengal

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