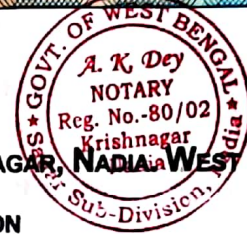


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



52AB 975728

BEFORE THE NOTARY PUBLIC, KRISHNAGAR, NADIA, WEST BENGAL

DECLARATION

I, **BISWAJIT KARMAKAR**, S/o Lt. Ajit Karmakar, aged about 41 years by profession business, residing at Vill & P.o. Jahangirpur, P.s. Kotwali, Dist. Nadia,741103, partner and authorised representative of the of the "ICON REALITY" do hereby solemnly affirm and state as follows :

1. That, the land owner Somath Pramanick has a clear 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.
2. That our new residential project "NILAKASH ABASAN".situated at Mouja- 92 Krishnanagar, L.R.Khatian No. 48619 & 42641, Plot No. 6660, Holding No.109,Krishnanagar Municipality, Krishnanagar, Nadia and one Agreement for development was made between the Land Owner and Developer on 28.05.2020.
3. That the said land is free from any encumbrances.
4. That the project shall be completed within 20 months from the date of sanction of building plan.
5. That 70% of the amount realized by the developer for the real estate project


Raja Bhattacharya
Advocate



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 land and shall be used only for that purpose.

6. That the amounts from separate account, to cover the cost of the project, shall be withdrawn by the developer in proportion to the percentage of completion of the project.

7. That the amounts from separate account shall be withdrawn by the developer after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

8. That the developer shall get the accounts audited within 6 months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the developer shall take all the pending approvals on time from the competent authorities.

10. That the developer has furnished such other documents as prescribed by the Act and the Rules & Regulations made thereunder.

11. That the developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building whatsoever.

12. That the statements of para 1 to 11 are true to the best of my knowledge and para 12 is clearly explained to me in Bengali and I believe the same to be true. If any stage, it is found that the information given by me is false/ not true, all benefits given to me could be withdrawn and legal action as deemed fit, may be taken against me.

DECLARANT(S)
ICON REALTY

Biswajit Karmakar
Partner

(BISWAJIT KARMAKAR)

[AUTHORISE SIGNATORY OF ICON REALTY]

SIGNATURE IDENTIFIED BY ME

Raja Bhattacharya

Raja Bhattacharya
Advocate

Sl. No. 38 Solemnly affirmed before me
This 21st day of Apr, 2021 on
The identification of Advocate / Clerk

Adhir Kumar Dey
Adhir Kumar Dey, NOTARY, Govt. of W.B.
Judges' Court, Krishnagar, Nadia