

म बंगाल WEST BENGAL

42AB 172450



FORM 'A'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Kumar Gupta, the director duly authorized by the promoter M.P. Terrace Private Limited of the proposed project, vide his authorization dated 24-09-2019;

I, Mr. Sunil Kumar Gupta duly authorized by the promoter **M.P. Terrace Private Limited** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M.P.Terrace Private Limited has been assigned as the Developer by the legal owners of 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 promoter is 5 years i.e. till 01.04.2024.



17 OCT 2019

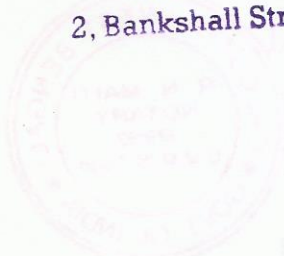
W00012

M. P. Terrace Pet LH

3A Hare St
Kcl 1

Sold To.....
 Name.....
 Address.....
 Rs.....
17 OCT 2019
 C.M.M's Court,
 2, Bankshall Street, Kol-1

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M.'S Court
 2, Bankshall Street, Kol - 1



17 OCT 2019



4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.


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 17th day of October, 2019.

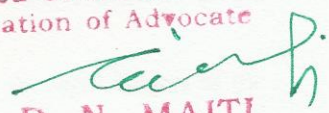

Deponent

IDENTIFIED BY ME


R. N. JANA
ADVOCATE



Solemnly Affirm
&
Declared before me
on Identification of Advocate


R N MAITI
Notary

R.N. MAITI
Notary
Regd. No. 379/92
3, Banksnai Street
Calcutta-1

17 OCT 2019