

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

45AB 037591



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 SRI SANJAY CHAKRABORTY, son of Sri Sisir Chakraborty, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 16, Lake East 4th Road, Modern Park, Post Office- Santoshpur, Police Station- Survey Park, Kolkata- 700 075, District- South 24 Parganas Sole Proprietor of M/S. MASTER MIND MEGALIVING a Proprietorship Firm having its registered Office at 32/2A, East Road, Santoshpur, Post Office- Santoshpur, Police Station- Survey Park, Kolkata- 700 075,, Promoter of the proposed project do hereby 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

a legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and Developer/Promoter for development of the real estate project is enclosed herewith.

MASTER MIND MEGALIVING

Sanjay Chakraborty
Proprietor

PADMA DAS
NOTARY
Regn. No. 1377/18
C.M.M.'s Court
Kolkata-700 001

21 JUL 2020

010048

29 JUN 2020

SL NO.....Date.....
Name-S.C. MAZUMDER (ADV.)
ADD-ALIPORE POLICE COURT
KOLKATA-27

RS.....



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

010048

ALIPORE POLICE COURT
KOLKATA-27



- 2. That the said land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by us/ Developer/Promoter is within 31.12.2022.
- 4. That seventy per cent of the amounts realized by us/Developer/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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Developer/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 I/Developer/ Promoter shall take all the pending approvals on time from the competent authorities.
- 8. That I/Developer/Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I/Developer/Promoter shall not discriminate any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

MASTER MIND MEGALIVING

Proprietor

 D E P O N E N T

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me on this _____ day of _____

2020

MASTER MIND MEGALIVING

Proprietor

(DEPONENT)

PADMA DAS
NOTARY
 Regn. No. 13771/18
 C.M.'s Court
 Kolkata-700 001

PAADMA DAS
NOTARY

21 JUL 2020