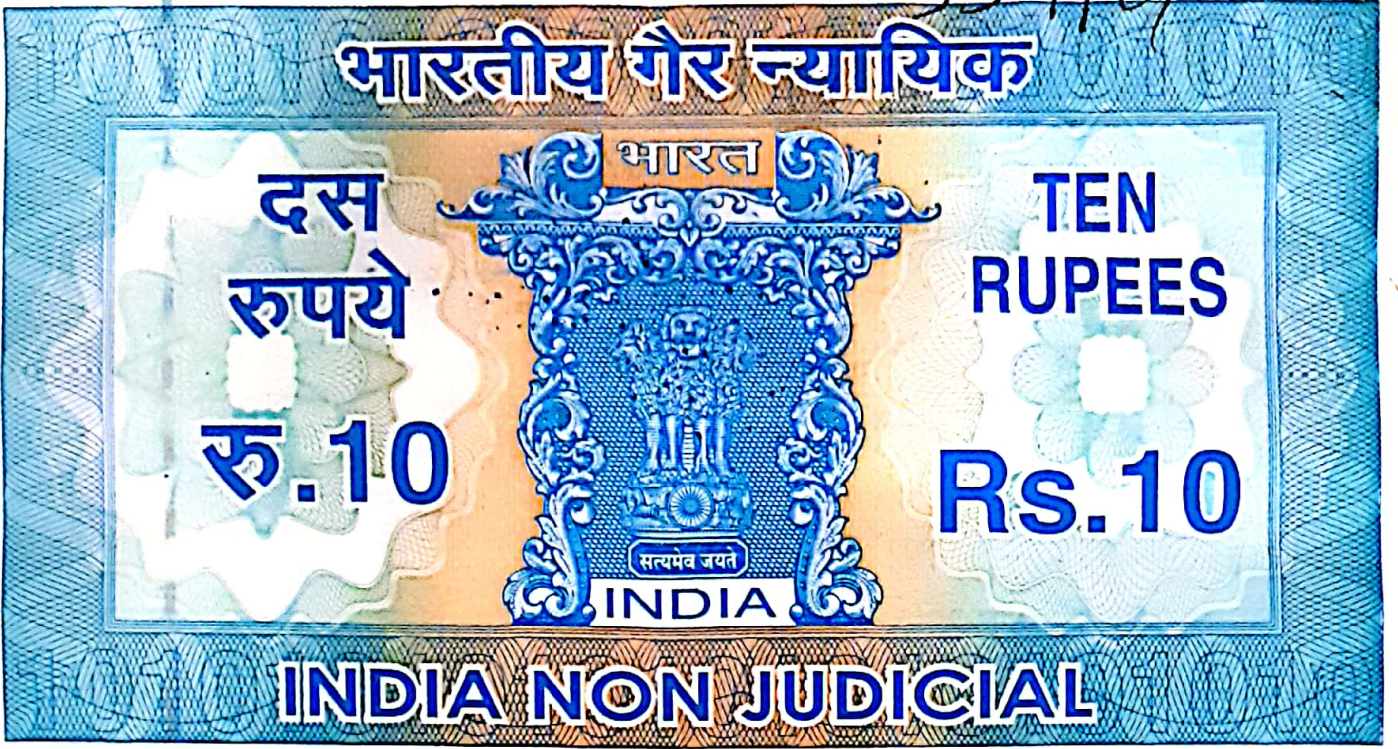


554/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

30AB 290673



FORM -A

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

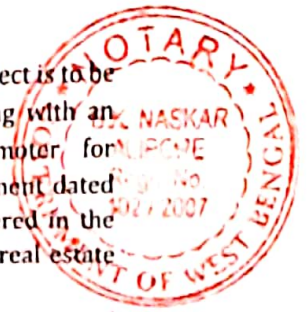
AFFIVADIT CUM DECLARATION

Affidavit Cum Declaration of Sri Avijit Naskar, Promoter of the on- going project.

I, Sri Avijit Naskar son of Sri Jay Ram Naskar, 'Managing Director of M/s Megacity Apartments Private Limited as promoter of the ongoing project namely Deeshari Abokash, Sarbanandapur , Police Station -Bolpur, District- Birbhumi) , do hereby solemnly declare undertake and state as under-

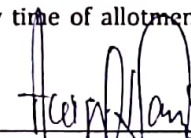
26 APR 2019

(Handwritten Signature)
 Managing Director
 MEGACITY APARTMENTS PVT. LTD



1. That I have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Agreement between such owner and promoter for development of the said project by a Registered Development Agreement dated 2nd November, 2016, Being No 190302930 for the year 2016, registered in the office of the Additional Registrar of Assurances-III at Kolkata of the real estate project.
2. That I have also entered into with the owner of the land a Registered Development Power of Attorney dated 23rd November, 2016, registered in the office of the Additional Registrar of Assurances- III at Kolkata , Being No 190306996 for the year 2016 of the real project .
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me is 31st March, 2021.
5. That 70 (Seventy) per cent of the amount realized by me for the real estate project from the allottees , from time to time , shall deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. 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.
7. That the amounts from the separate account shall 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals, if any, on time from the competent authorities
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.




 DEPONENT
 Managing Director
 MEGACITY APARTMENTS PVT. LTD

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 26th day of April, 2019.

L.T.I.(s) / Signature(s) / of me
 Executant attested by me on Identification




B. K. NASKAR

Notary, Alipore

Govt. of West Bengal, Regn. No.- 102/2007

Alipore Police Court

Kolkata- 700 027

Identified by me-
 Advocate 


 DEPONENT
 Managing Director
 MEGACITY APARTMENTS PVT. LTD

26 APR 2019