

पश्चिम बंगाल WEST BENGAL

35AB 446925

BEFORE THE NOTARY PUBLIC

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. SUSHANTA SAHA (PAN No- BDEPS3679B), son of Pravash Chandra Saha the Director of Abhisikta Nirman Private Limited, Promoter of the proposed project.

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

Cont.....2

B. N. SAHA
NOTARY
Bishanpur Sub-Div.
North Block, Ct. Floor
Mahanagar, Kalka
West Bengal

07 NOV 2019

676

02 SEP 2019

No.....Rs. **10/-** Date.....

Name: *Jpsita Mukharjee*

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Kol-27

Advocate
Alipur Judge's Court
Kolkata-27

[Handwritten signature]



BEFORE THE NOTARY PUBLIC


[Faint, mirrored text from the reverse side of the page, including 'AFFIDAVIT' and 'I, the undersigned, being a competent authority...']

02 NOV 2019

[Faint red stamp]

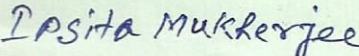
3. That the time period within which the project shall be completed by me/promoter is 31ST MARCH 2024.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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.

ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd.


 Sushanta Saha
Authorised Signatory

Deponent

Identified by me


Advocate

IPSITA MUKHERJEE
ADVOCATE
ALIPUR JUDGE COURT


B. N. SAHA
NOTARY

Bikash Chandra
North Block, Ct. Plaza
Chhatrapati, Kolkata
West Bengal

07 NOV 2019



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 *Advocate chamber* on this *7th November* day of 2019: STATES
A unit of Abhisikta Nirman (P) Ltd.

Surbato Saha
Authorized Signatory

Deponent

Identified by me

IPSITA Mukherjee
Advocate

IPSITA MUKHERJEE
ADVOCATE
ALIPUR JUDGE COURT

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

07 NOV 2019

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gz. Floor
Bidhanagar, Kolkata
West Bengal