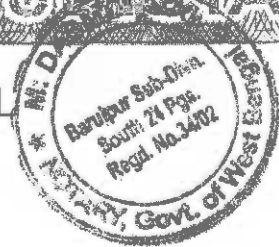


24/03/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



48AB 956778

BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

BEFORE THE NOTARY PUBLIC AT KOLKATA

FORM 'A'

[See Rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of NASKAR CONSTRUCTION a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 having its office at- 'KADAM RESIDENCY', Fourth Floor, Balia, Boro Battala, P.O. Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata-700084, Promoter of the proposed project.



17 MAR 2021

NASKAR CONSTRUCTION
Soumya Naskar
PARTNERS

No 1484

Date 15-01-2021 Rs 100

Name:

Address:

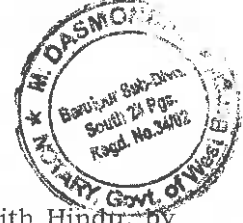
S. K. Samal, Advocate
Alipore Judges Court

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S R OFFICE
24 PARGANAS (SOUTH)



SONARPUR A.D.S R OFFICE

STAMP-VENDOR



I, **SRI SOURAV NASKAR** son of- Sri Palan Naskar, by faith Hindu, by Nationality-Indian, by occupation-Business, residing at-'KADAM RESIDENCY', Fourth Floor, Balia, Boro Battala, P.O. Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, one of the partners of **NASKAR CONSTRUCTION**, do hereby solemnly declare, undertake and state as under:-

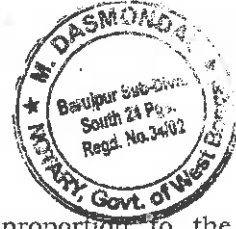
1. That, the promoter **NASKAR CONSTRUCTION** has a legal title to the land on which the development of the proposed project is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owner and promoter for development of the real estate project is herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31.12.2024.
4. That seventy per cent (70%) of the amounts realized 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 and



17 MAR 2021

NASKAR C

Sourav Naskar.



the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, such as the case may be, on any grounds.

NASKAR CONSTRUCTION

Sourav Naskar
PARTNERS

DEPONENT

VERIFICATION

The contents of the 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 th 17 day of **March, 2021**.



NASKAR CONSTRUCTION

Sourav Naskar
PARTNERS

DEPONENT

Identified by me:-

Dibakar Bhattacharjee
Advocate

Signature(S) Attested
On Identification

[Signature]
M. DASMONDAL
NOTARY

Barupur Civil & Criminal Court
Regd. No. - 34/2002
Govt. of West Bengal

7 MAR 2021