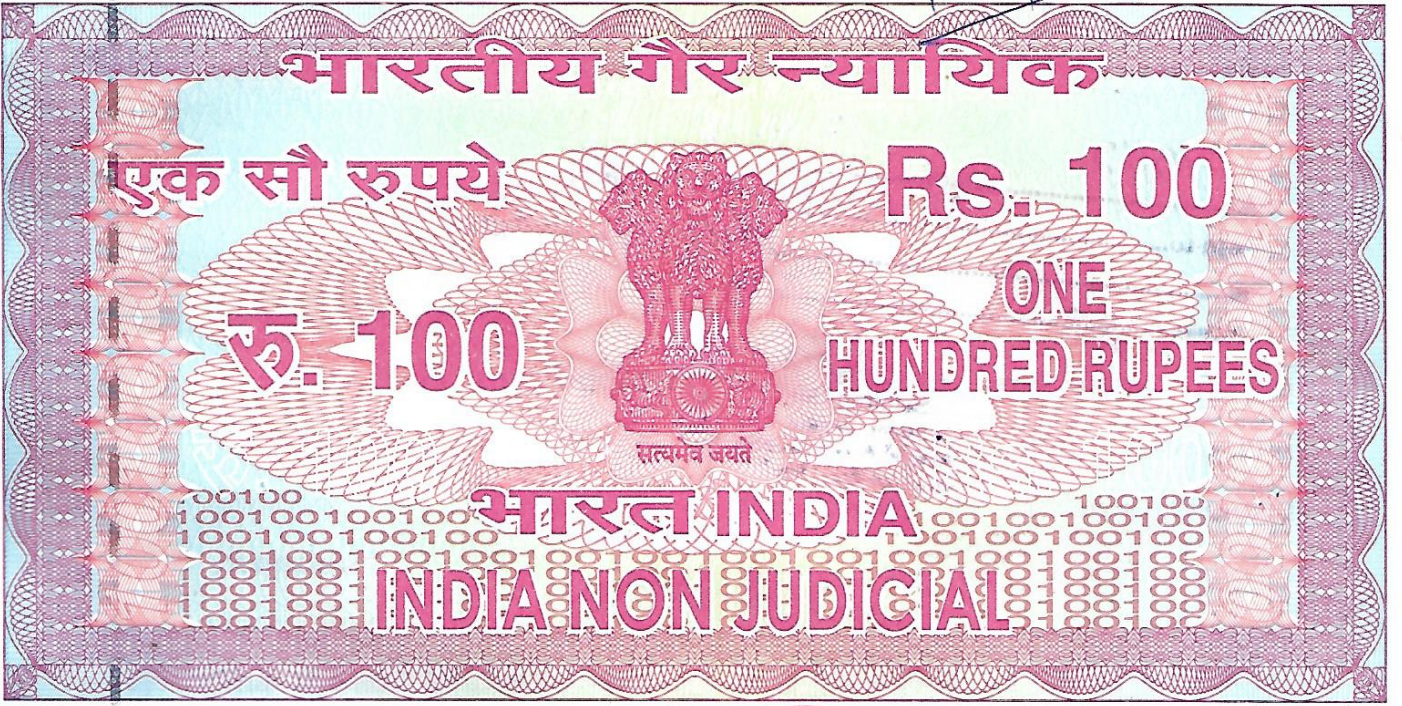


A/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 904904



Before the Notary Public at Alipore & Kolkata

AFFIDAVIT CUM DECLARATION

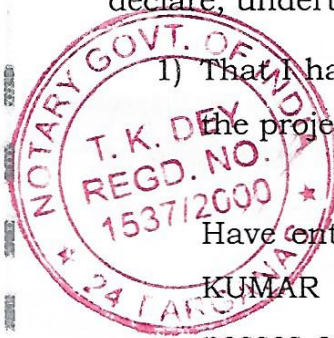
(Affidavit cum Declaration of Mr. Kiran. H. Mody, Promoter of the proposed project "BISHWAMITRA")

I, **MR. KIRAN. H. MODY**, promoter of the project, do hereby solemnly declare, undertake and state as under :

1) That, I have a legal title of the land on which the Development of the project is proposed.

OR

Have entered into a Development Agreement with SRI SWAPAN KUMAR MUKHERJEE AND SMT. LALITA MUKHERJEE, who posses a legal title to the land on which the development of the proposed project is to be carried out.



Contd.....P/2.

17 SEP 2019

10117 Date 17 9-18
paid to N Karmaker Pu
Attk number
Rupees 100

Das
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kvt. 2



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 project is enclosed/uploaded herewith.



- 2) That the said land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me by the month of June, 2021.
- 4) That seventy percent of the amount realized by me for the Real Estate Project from the Allottees, from time to time, shall be deposited in a separate Account to be maintained in a schedule bank to cover the cost the construction and the land cost and shall be used only for that purpose, as per as building is concerned. For layout project, it will be cost of development and the land cost.
- 5) That the amounts from the separate Account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as per as building is concern. For layout project, the withdrawal can be done after obtaining a Certificate from the Architect/ Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent Authority.
- 6) That I shall get the accounts audited within 6 (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 Chattered Accountant to the Authority and it shall be verified during the Audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.



17 SEP 2019

- 7) That I shall take all the pending approvals on time from the competent Authorities.
- 8) That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9) That I 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.



Kiran H. Mody
KIRAN H. MODY
 PROPRIETOR, PRATIK DEVELOPERS
 SELF AND CONSTITUTED ATTORNEY FOR
 SWAPAN KUMAR MUKHERJEE & LALITA MUKHERJEE

VERIFICATION

That the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bhowanipore, Kolkata on this 17th day of September,



Kiran H. Mody

KIRAN H. MODY
 PROPRIETOR, PRATIK DEVELOPERS
 SELF AND CONSTITUTED ATTORNEY FOR
 SWAPAN KUMAR MUKHERJEE & LALITA MUKHERJEE
 DEPONENT

Solemnly Affirmed & Declared
 before me on identification



T. K. Dey, Notary
 Allpore Judge Police Court, Cal-27
 Regd. No.-1537/2000, Govt. of India

Identified by me
Swarnjan Karmakar
 Advocate WB-691/1993

17 SEP 2019

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