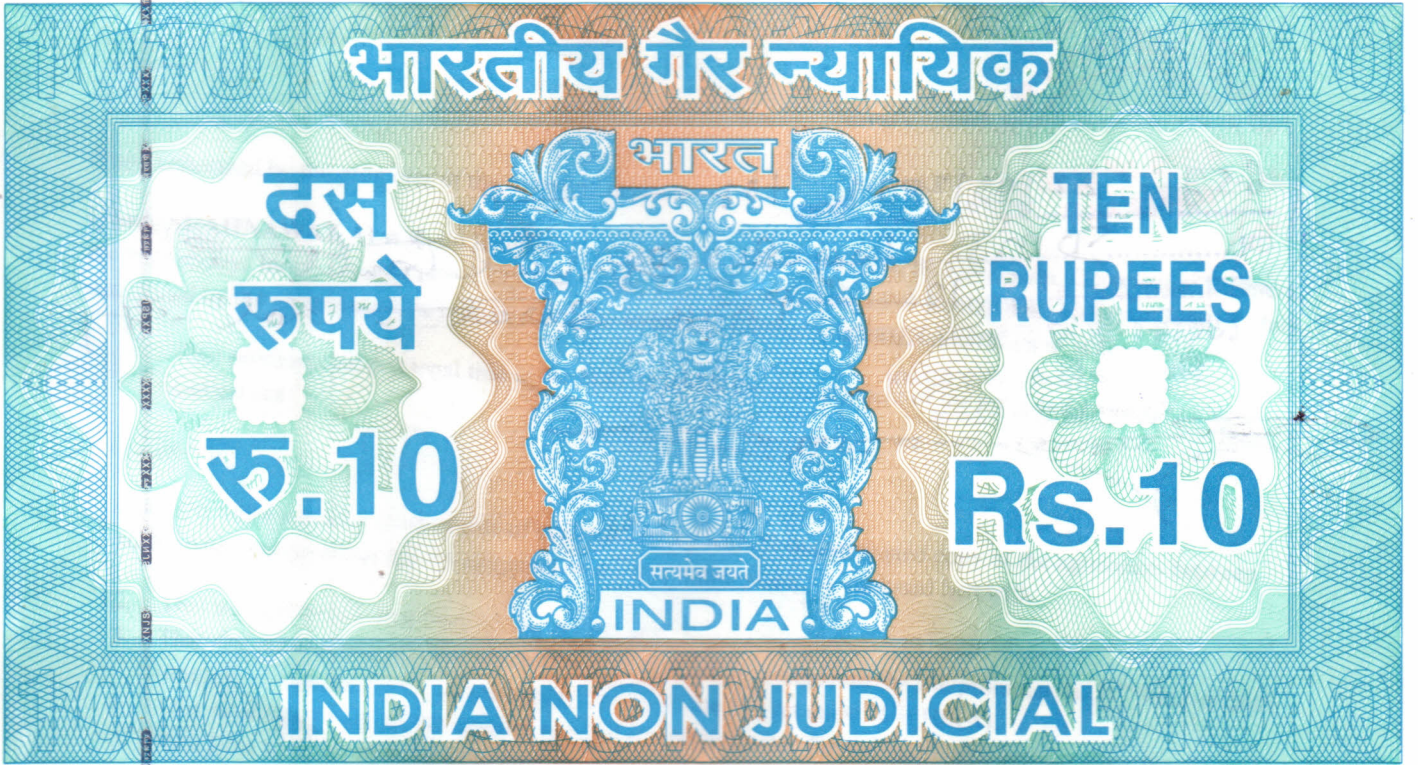
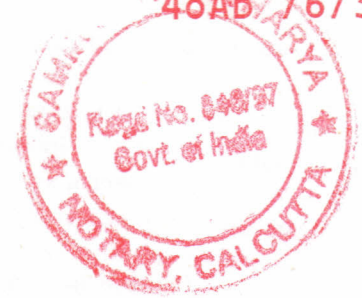
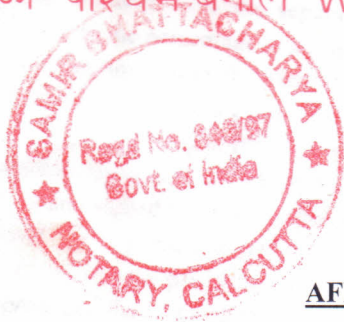


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S FINE CONSTRUCTION, a partnership firm within the meaning of Indian Partnership Act with PAN No. AAGFF1384E having its registered address at 2A, Lower Range, P.O: Circus Avenue, P.S: Beniapur, Kolkata : 700017 represented by its Partner MR. SHAHNAWAZ ALAM s/o Late Badre Alam (PAN: AFDPA7896N), by faith Islam, Occupation: Business, By Nationality: India, residing at P-233, Park Street, P.O: Circus Avenue, P.S Beniapur, Kolkata- 700017,

27 APR 2021



Duly authorized by the promoter of the proposed project:

I, **MR. SHAHNAWAZ ALAM** s/o Late Badre Alam (PAN: AFDPA7896N), by faith Islam, Occupation: Business, By Nationality: India, residing at P-233, Park Street, P.O: Circus Avenue, P.S Beniapukur, Kolkata-700017 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the proposed project is to be carried out

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 real estate project is enclosed 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/promoter is **31st March 2024** (approx. 36 months from the date of registration of the project under WB HIRA).
4. That seventy percent of the amount realised 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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.

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 on this **27th** day of April 2021

FINE CONSTRUCTION

Shahnawaz Alam

Partner
Deponent

Soumya Sundar Mukherjee

SOUMYA SUNDAR MUKHERJEE
Advocate
District Bar Association, Barasat
Enrolment No. F/746/626/2014

Samir Bhattacharya
Notary, Govt. of India
Regd. No. 219/95

27 APR 2021

Solemnly Affirmed and
Declared before me this
27/04/2021 (C) CRPC
27.4.2021
Notary