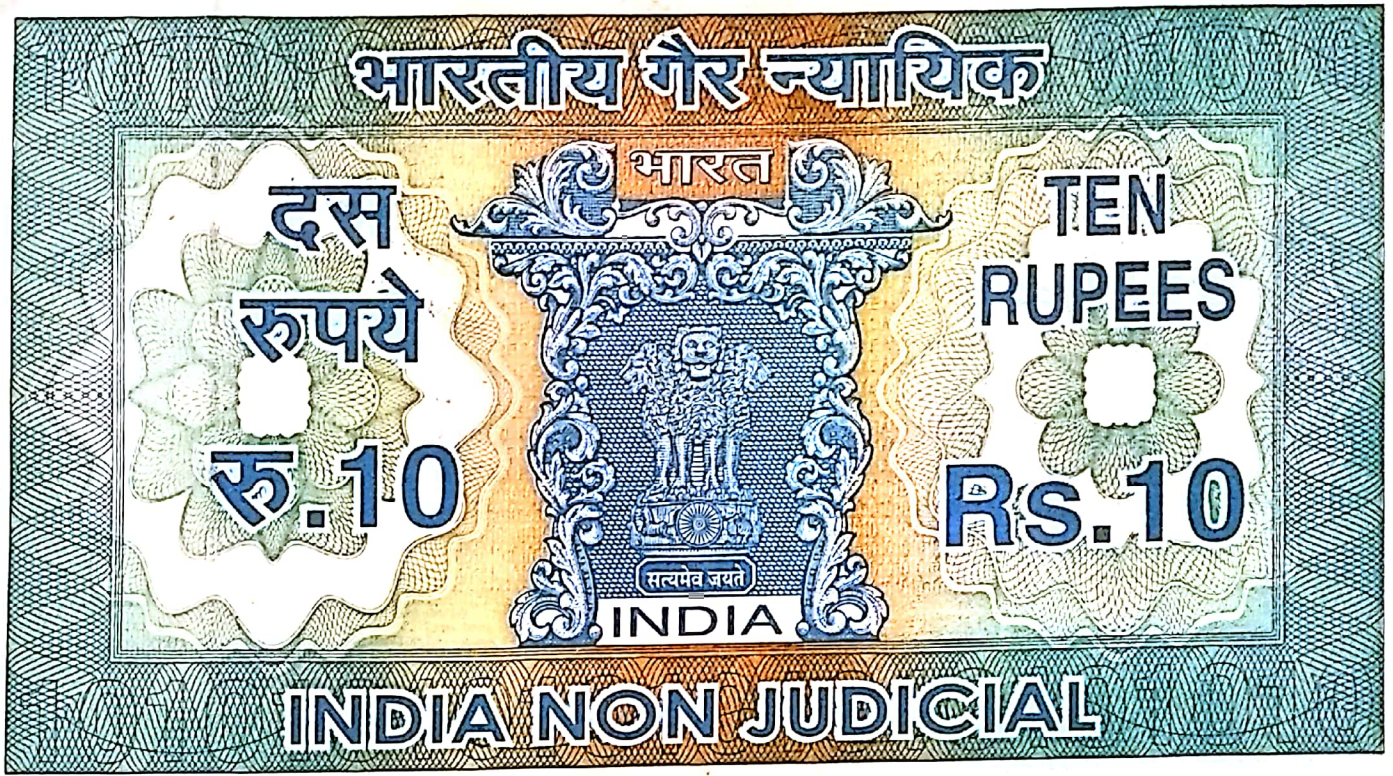


CL-137/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

35AB 659374

BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL



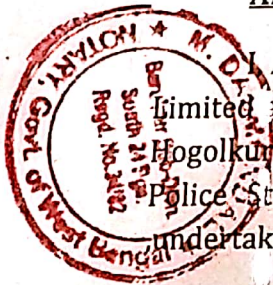
FORM-A

(Declaration supported by an Affidavit which should be signed by the Promoter or any person authorized by the Promoter)

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Sri Avijit Naskar, Promoter of the New project -

AVIJIT NASKAR son of Sri Jayram Naskar Director of Megacity Services Private Limited as promoter of our new project namely "AMAR SHAHOR", Holding No. 620, Hogolkuria, within the limit of Bonhooghly (1) Gram Panchayet, Post office Dingelpota, Police Station Sonarpur, District South 24 Pargaans, do hereby solemnly declare undertake and state as under-



20 DEC 2019

(Signature)
Director
MEGACITY SERVICES PVT. LTD.

23 OCT 2019

S.L. No. 979 Date.....
Name.....
Address.....
Value.....

S. Das (Adv.)
Bariput Court

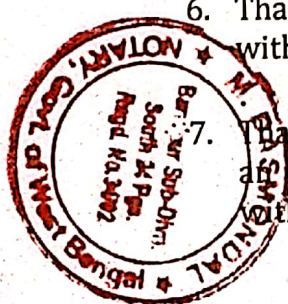
Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150





-2-

1. That Megacity Services Pvt. Ltd. is the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about 2.8 Acres , more or less comprised in Mouza- Hogolkuria, J. L. No. - 67, L. R. Khatian No. 1277, L.R Dag Nos. : 532(P), 533, 534(P), 535(P), 538, 540(P) Police Station- Sonarpur, Post Office- Dingelpota, Being Holding No.620, Hogolkuria, Under Bonhooghly(1) Gram Panchayat, Dist- South 24 Parganas, West Bengal .
2. That Megacity Services Private Limited is developing the Project Amar Shohar in Two Phases- i.e Phase-I & Phase-II . Initially Phase -I of the Project Amar Shohar shall be developed on **ALL THAT** piece and parcel of land measuring an area about 1.4 Acres (out of total land measuring about 2.8 Acres) comprised in Mouza- Hogolkuria, J. L. No. - 67, L. R. Khatian No. 1277, L.R Dag Nos. : 532(P), 533, 534(P), 535(P), 538, 540(P) Police Station- Sonarpur, Post Office- Dingelpota, Being Holding No. 620, Hogolkuria, Under Bonhooghly(1) Gram Panchayat, Dist- South 24 Parganas , West Bengal .
3. That the said land is free from all encumbrances.
4. That the time period within which the Phase-I of the project shall be completed by me is 31st December, 2023.
5. That 70 (Seventy) per cent of the amount realised by me for the said 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 of construction and the land cost and shall be used 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 amount 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.



20 DEC 2019

Director
MEGACITY SERVICES PVT. LTD.



- 8. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 9. That I shall take all the pending approvals, if any, from the competent Authorities.
- 10. That I have furnished such other documents as have been prescribed by the rule and regulations made under the Act.
- 11. That I shall not discriminate against any Allottees at any time of allotment of any Apartments on any ground.

[Signature]
 DEPONENT
 Director
 MEGACITY SERVICES 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 20th day of December, 2019.



Identified by me

[Signature]
 Advocate
 WB/733/1995

[Signature]
 DEPONENT
 Director
 MEGACITY SERVICES PVT. LTD.

solemnly declared and affirmed
 before me on identification at
 AM/PM under Notary Act, 1957

[Signature]
 M DASMONTA
 NOTARY
 Regd. No. 34/200.
 Govt of West Bengal

20 DEC 2019