

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 950098



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS
WEST BENGAL

FORM 'A'

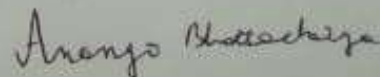
[Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anango Bhattacharya, S/o Mr. Naba Kr. Bhattacharya, residing at 58/75A, Prince Anwar Shah Road, Kolkata – 700045, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 5^h September 2018.


K. K. HALDAR
NOTARY PUBLIC
GOVT. OF INDIA
Reg. No.-13002/2010
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

12 FEB 2021



I, Anango Bhattacharya, S/o Mr. Naba Kr. Bhattacharya, residing at 58/75A, Prince Anwar Shah Road, Kolkata - 700045, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter **Joyville Shapoorji Housing Private Limited** has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter (or development of the real estate project is enclosed herewith).
2. **Joyville Shapoorji Housing Private Limited** has created mortgage over and in respect of its leasehold interest in the said plot together with multistoried buildings constructed/to be constructed thereon or part thereof and the details of encumbrances including the details of any right, title, interest or name of the mortgagee over such position of land along with the other details given in a separate sheet with is annexed hereto and marked with letter "B"
3. That the time period within which the project shall be completed by me/promoter is 31st March'2025
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations **made under file Act.**
10. 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.**

Anango Bhattacharya
Deponent

Verification

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 Kolkata on this 12th day of February'2021

Anango Bhattacharya
Deponent

Identified by me
K. K. HALDAR
NOTARY PUBLIC
GOVT. OF INDIA
Reg. No. - 13062/2016
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

12 FEB 2021