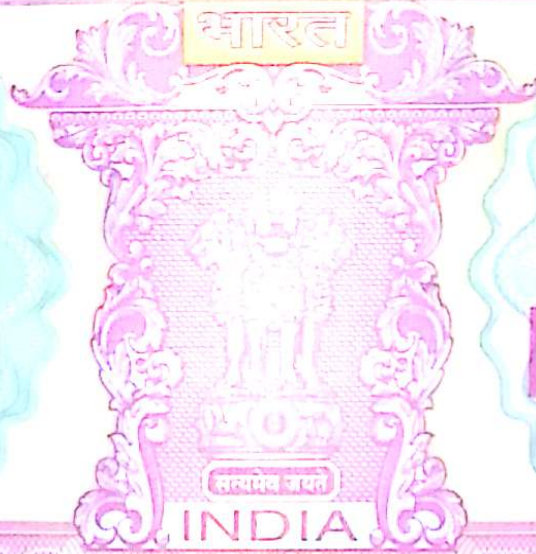


भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 376442



BEFORE THE NOTARY PUBLIC

FORM 'A'

[See rule 3(2)]

Declaration, Supported by an affidavit which shall be signed by the Promoter or any person authorized by the Promoter.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Buddhadev Das, Promoter of the proposed project /duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 23/11/2018;

B. N. SAHA  
NOTARY  
Bikas Chandra  
North Block, 2nd Floor  
Bhikhanagar, Kolkata  
West Bengal

18 FEB 2019

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USASHI REALSTATES PVT. LTD  
Buddhadev Das

I, Sri Buddhadev Das, s/o Bagambar Das, by faith Hindu, by profession - service, residing at Village - Udakhali, PO - Heria, PS - Khejuri, PIN - 721430, Dist: Purba Medinipur, Promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-



1. That **M/S. JOYOTU LAND DEVELOPMENT PVT. LTD.** has 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 30.06.2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

**B. N. SAHA**  
NOTARY  
Bikro Bhasan  
North Block, 1st Floor  
Bidhannagar, Kolkata  
West Bengal

18 FEB 2019

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USASHI REALSTATES PVT. LTD  
*Buddhadev Das*  
Director

7. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



USASHI REALSTATES PVT. LTD

*Buddhadev Das*

SIGNATURE OF THE DEPONENT

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 18<sup>th</sup> day of February, 2019.

USASHI REALSTATES PVT. LTD

*Buddhadev Das*

SIGNATURE OF THE DEPONENT

Identified by me

*Subhanwita - Ghosh*

ADVOCATE

Solemnly Affirmed  
&  
Declared Before me  
in Identification of Advocate

*B. N. SAHA*  
NOTARY

**B. N. SAHA**  
NOTARY  
Bikrampur Road  
North Block, 1<sup>st</sup> Floor  
Bidhanagar, Kolkata  
West Bengal

18 FEB 2019