

पश्चिम बंगाल WEST BENGAL

AA 040624



Before the Notary (W.B.)
Barasat, North 24 Pgs

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. Master Properties Pvt Ltd promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 29.01.2019 :

29 JAN 2019

I, Rishad Ramchandani Son of Harish P Ramchandani aged 32 R/o 5B, Heysham Road, Kolkata – 700020

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 I/promoter have/has a legal title to the land on which the development of the project is proposed

Or

Ramchandani Pvt Ltd Have /has a legal title to the land on which the development of the proposed project is to be carried out

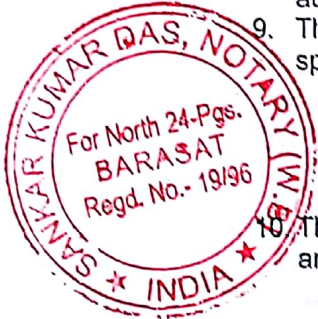
And

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.



Master Properties Pvt. Ltd.
R. Ramchandani
Director

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 December, 2020
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have /has furnished such other documents as have been specified by the rules and regulations made under the Act.



10. 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 the reform Verified by me at Doltala, Doharia, 19, Mujibar Rahaman Road, Kolkata - 700132 on this 29th day of January, 2019

29 JAN 2019

Master Properties Pvt. Ltd.

R. Ramchandani
Director

Solemnly affirmed before me
on..... day of 2019
duly identified by
Barasat.....

I don't know
S. K. Das
AR

[Signature]

29 JAN 2019

S. K. DAS
Notary (W B)
Barasat, North 24 Pgs
Regn. No-19/96

Checked by
29 JAN 2019
NOTARY CLERK