

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'A'

[See Rule 3(2)]



Affidavit cum Declaration

Affidavit cum Declaration of MR. MEHUL KOTECHA S/O HIMANSHU KOTECHA residing at 13, CROOKED LANE, POST OFFICE – ESPLANADE, P.S. HARE STREET, KOLKATA– 700069, DIRECTOR- AZURE CONSTRUCTION PVT LTD promoter of the proposed project;

I, MR. MEHUL KOTECHA S/O HIMANSHU KOTECHA residing at 13, CROOKED LANE, POST OFFICE – ESPLANADE, P.S. HARE STREET, KOLKATA– 700069, DIRECTOR- AZURE CONSTRUCTION PVT LTD, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Ramendra Mohan Sen, Sudha Rani Dutta, Kanan Prava Sen, Tapas Sen, Gouri Banerjee, Uma Paul, Pranati Sen, Subarna Sen, Bablu Bhowmick, Gautam Bhowmick, Tandra Dey, Aniruddha Manna, Nivedita roy and N.S. Medcon Pvt Ltd jointly 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 of the real estate project along with Development Agreement and Power of Attorney 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 13/05/2023.

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M.'s. Court  
Kolkata- 700 001

27 NOV 2019

For AZURE CONSTRUCTION PVT. LTD.

Mehul Kotecha

Director

232942

UTPAL SEN CHOWDHURY  
Advocate  
Metropolitan Magistrates' Court  
Kolkata

S.L. No. .... Sold To.....

Rs. .... Addrs.....

**G.C. SAHA**  
(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galls Street, Kol- 87

Issue Date..... Sign.....

18 SEP 2019



Handwritten text on the right margin, possibly a date or reference number.

Handwritten notes and stamps in the bottom left corner, including a date stamp.

- NOTARY**  
KOLKATA  
REGN. NO. 10288/13  
C.M.M.'S. COURT  
KOLKATA
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

**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 27 Day of November, 2019.

Deponent

For AZURE CONSTRUCTION PVT. LTD.

Mehul Kotecha  
Director

Identified by me

  
Advocate  
SUJAN RAY  
COURT

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M.'s. Court  
Kolkata- 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

  
REKHA TEWARI  
NOTARY

27 NOV 2019