

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

भारत

सत्यमेव जयते

INDIA

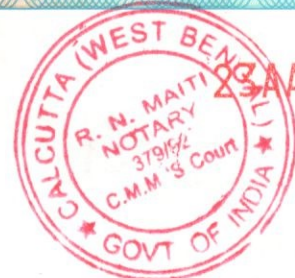
INDIA NON JUDICIAL



NOTARIAL

NOTARIAL

पश्चिम बंगाल WEST BENGAL



595497

Affidavit Cum Declaration

Affidavit cum Declaration of Mr Alok Kumar Maskara, S/O-Late Jagdish Prasad Maskara, of Holding No 266, J L No 48, E M Bypass (Kumrakhali Connector), P.O Narendrapur, Kolkata – 700 103, duly authorised by the promoter of the proposed project vide its authorization dated 04/04/2019.:

I Alok Kumar Maskara, S/O-Late Jagdish Prasad Maskara, of Holding No 266, J L No 48, E M Bypass (Kumrakhali Connector), P.O Narendrapur, Kolkata – 700 103, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

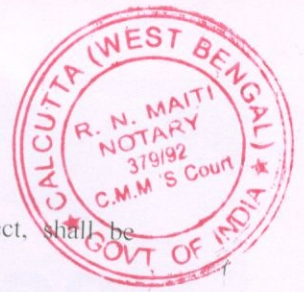
1. That M/s Ledo Financial Services Ltd and 15 others has a legal title to the land on which the development of the proposed project is to be carried out
AND
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development 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 promoter is 30th September 2019
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 the purpose.



03 JUN 2019

For Modello Ventures LLP
Alok Kumar Maskara

Designated



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For Modello Ventures LLP
Able Kumar Maske

Deposited 3/6/2019

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 03rd Date of June 2019

For Modello Ventures LLP
Able Kumar Maske
 Designated Partner
 Deponent

Designated Partner
 3/6/2019

IDENTIFIED BY ME

[Signature]
 T.KR. JANA
 ADVOCATE
 3/6/19

solemnly Affirm
 &
 Declared before me
 on Identification of Advocate

[Signature]
 R. N MAITI
 Notary

R.N. MAITI
 Notary
 Regd. No. 379/92
 3, Bankshal Street
 Calcutta-1

03 JUN 2019

