



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AC 115441

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Praween Maskara promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 14.12.2020

I, Praween Maskara Son of Rajendra Prasad Maskara aged 51 years R/o 19A, Mandeville Gardens, Ballygunge, Kolkata - 700019 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Indu Maskara & Todi Infrastructure Pvt Ltd has a legal title to the land on which the development of the project is proposed project is to be carried out

A legally valid authentication of the 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.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

DERRIS INFRASTRUCTURE PVT. LTD.

Praween Maskara
Director

04 JAN 2021



3. That the time period within which the project shall be completed by me/ promoter is 31.12.2023.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

DERRIS INFRASTRUCTURE PVT. LTD. Deponent

Ramesh Maskara
Director

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 4th day of January 2021.

Deponent

DERRIS INFRASTRUCTURE PVT. LTD.

Solemnly Affirmed & Declared Before
Me on Identification of Ld. Advocate
Ramesh Maskara
Director

RAJESH KUMAR BAJPAI
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Ramesh Maskara
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M. Court, Kolkata, W.B.

04 JAN 2021



Identified by me
Sampa Paul
Advocate
Sampa Paul
C.M.M. Court Kolkata