

# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL



Before Notary Public at Howrah

WEST BENGAL 44AB 796074  
DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTOR OR ANY PERSON AUTHORIZED BY PROMOTOR.

### Affidavit -cum- declaration

Affidavit -cum-declaration of Mr. Sayan Biswas Promotor of the proposed project / duly authorized by the promotor of the proposed project, vide its their authorization dated 10/01/2020.

I, sayan Biswas promotor of the proposed project / duly authorized by the promotor of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I/promotor have a legal title to the land on which the development of the project is proposed.

OR  
N B Highrise pvt Ltd have a legal title to the land on which the development of the proposed project is to be carried out

20 FEB 2020

contd...2

N. B. HIGHRISE PVT. LTD.  
Sayan Biswas.  
Director

4655

18/2/2020

তার.....

মোকাম জয়নগর এ. ডি. এস. আর. অফিস

জেলা - দঃ ২৪ পরগনা

ক্রেতার নাম.....

সাকিম.....

মূল্য 104.....



ভেণ্ডার মুনাল মিত্র

স্বাক্ষর

Handwritten signature of Munul Mitra

And.

a legally valid authentication of title of such land alongwith 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.

OR

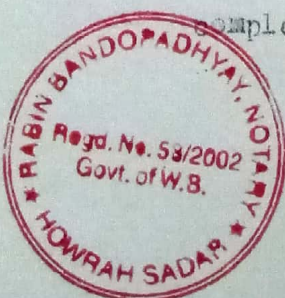
That details of encumbrance \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, alongwith details.

3. That the time period within which the project shall be completed by me / promoter is 4 years.

4. That seventy percent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



*[Handwritten Signature]*  
20 FEB 2020

N. B. HIGHRISE PVT. LTD.

*[Handwritten Signature]*  
Sayan Biswas  
Director

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 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.

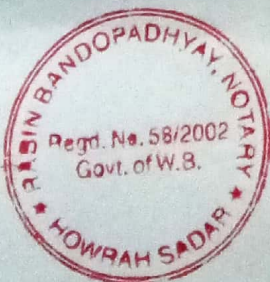
N. B. HIGHRISE PVT. LTD.

Sayan Biswas  
Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me thereon.



N. B. HIGHRISE PVT. LTD.

Sayan Biswas  
Director

Deponent

identified by me

Maniklal Chakraborty  
Advocate

ON IDENTIFICATION OF ADVOCATE  
SOLEMNLY AFFIRMED BEFORE

Rabin Bandopadhyay  
Notary, Govt. of W.B.  
Regd. No. - 58/2002

Maniklal Chakraborty  
Advocate

Judges' Court Howrah  
F-910/2004, M-9432472888

20 FEB 2020