



पश्चिम बंगाल WEST BENGAL

AD 851996



BEFORE THE NOTARY PUBLIC
GOVT. OF INDIA 24 PGS. CALCUTTA

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 15C Raja Santosh Road vide its/his/their authorization dated 07.08.2020 :

Sofra

I, Rishad Ramchandani Son of Harish P Ramchandani aged 33 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 Indranil Ghosh, Smt Amrita Douglas and Smt Roshni Surana 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 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 me/ promoter is 31st March, 2023
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.

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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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 there from Verified by me at Doltala, Doharia, 19 Mujibar Rahaman Road, Kolkata - 700132 on this 17th day of December, 2020



Master Properties Pvt. Ltd.

R. Ramchandani
Director

5/19 *Deputed by me*
S. K. Das

DIPAK KR. PAL
ADVOCATE
B.Sc. L.B.
Baraset Judges' Court

[Signature]

Solemnly Affirmed on this 17th
day of Dec 2020
Identified by [Signature] (Advocate)

S P Sen
NOTARY
Reg. No. 308/89
Govt. Of India

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