

SL. NO. 57 DT. 17.9.19

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

38AB 007574



BEFORE THE NOTARY PUBLIC AT CALCUTTA

FORM 4A [See rule 3(2) of West Bengal Housing Industry Regulation
Rules, 2018]

AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/s. NEW MEGHA TOWER (herein after referred to as 'the Proprietorship Firm') a Proprietorship Firm, Promoter of the on-going project named "MEGHA TOWER" lying and situated at Mouza- Bagnan, J. L. No. 60, R.S. Dag No. 982 & 989, L. R. Dag No. 961 & 968, R. S. Khatian No. 1089, L.R. Khatian Nos. 2173, 2174, 2175, 2176, 2177,

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2178 & 2179 and Mutated Khatian no. 3472 & 3473 within the local ambit of Bagnan INo. Gram Panchayat under the Block- Bagnan 01, Village, Post Office and Police Station all at Bagnan in the District of Howrah, West Bengal, INDIA.

M/S. NEW MEGHA TOWER (represented by its Proprietor, Raja Dolui), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Proprietorship Firm has a legal title¹ to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with the owner of the Land Sri Raja Dolui son of Mohan Dolui,

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owner and the Proprietorship Firm for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by the Proprietorship Firm within the date of 23rd December 2022.

5. That seventy per cent of the amounts realised by the Proprietorship Firm for the real estate project from the allottees (per proforma agreement for sale), from time to time, shall be deposited in a separate

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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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That the Proprietorship Firm 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 the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

9. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Proprietorship Firm shall not discriminate against any

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allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, **Raja Dolui**, son of Mohan Dolui, by Nationality Indian, by Occupation Business, residing at 156/A/66, B. T. Road, P.O. ISI, P. S. Baranagar, Kolkata 700108 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **NEW MEGHA TOWER**

RAJA DOLUI PROPRIETOR

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, Raja Dolui, Proprietor of the Proprietorship Firm, by Nationality Indian, by Occupation Business, having Office at 156/A/66, B. T. Road, P.O. ISI, P. S. Baranagar, Kolkata 700108 in the District of North 24-Parganas, 17th day of September, 2019

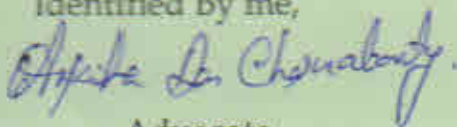
NEW MEGHA TOWER


Proprietor

RAJA DOLUI PROPRIETOR

Solemnly affirmed before me on this
Day of September, 2019 at Kolkata.

Identified By me,



Advocate

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate



SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018

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