



अभिषेक पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY PUBLIC

FROM - A

[See Rule 3(2)]

Affidavit cum Declaration

MESSRS Uma Builders, a Proprietorship firm, having its office at Kharibaria, Kamdhuni, Rajarhat, District - North 24 Parganas, West Bengal 700135, represented by its Sole Proprietor Sri Nilesh Rohra, alias

B. N. SAH
NOTARY
North Block, Cr. Floor
Kharibaria, Kolkata
West Bengal

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06 MAR 2020

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MD. AYUB ALI
Advocate
Barasat Court

ক্রেতার নাম
স্টাম্প ভেজার স্বাক্ষর
বিধান নগর (সক্টলেবক সিটি) এ. ডি. এস. আর.
মোট স্টাম্প ক্রয় তাং
চালান নং

মোট কত টাকা প্রাপ্ত

ট্রেডবিলী বাবাকপের ভেজার-মিতা দস্ত

30 APR 2019

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Nilesh Kumar Rohra, having PAN ARUPR3837P, son of Sri Ashok Kumar Rohra, by Nationality - Indian, by faith - Hindu, by occupation Business, residing at 73, Bangur Avenue, Block C, P.S. - Laks Town, Kolkata - 700055, District - North 24 Pargan as sole 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 I / promoter have / has a legal title to the land on which the development of the project is proposed

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.

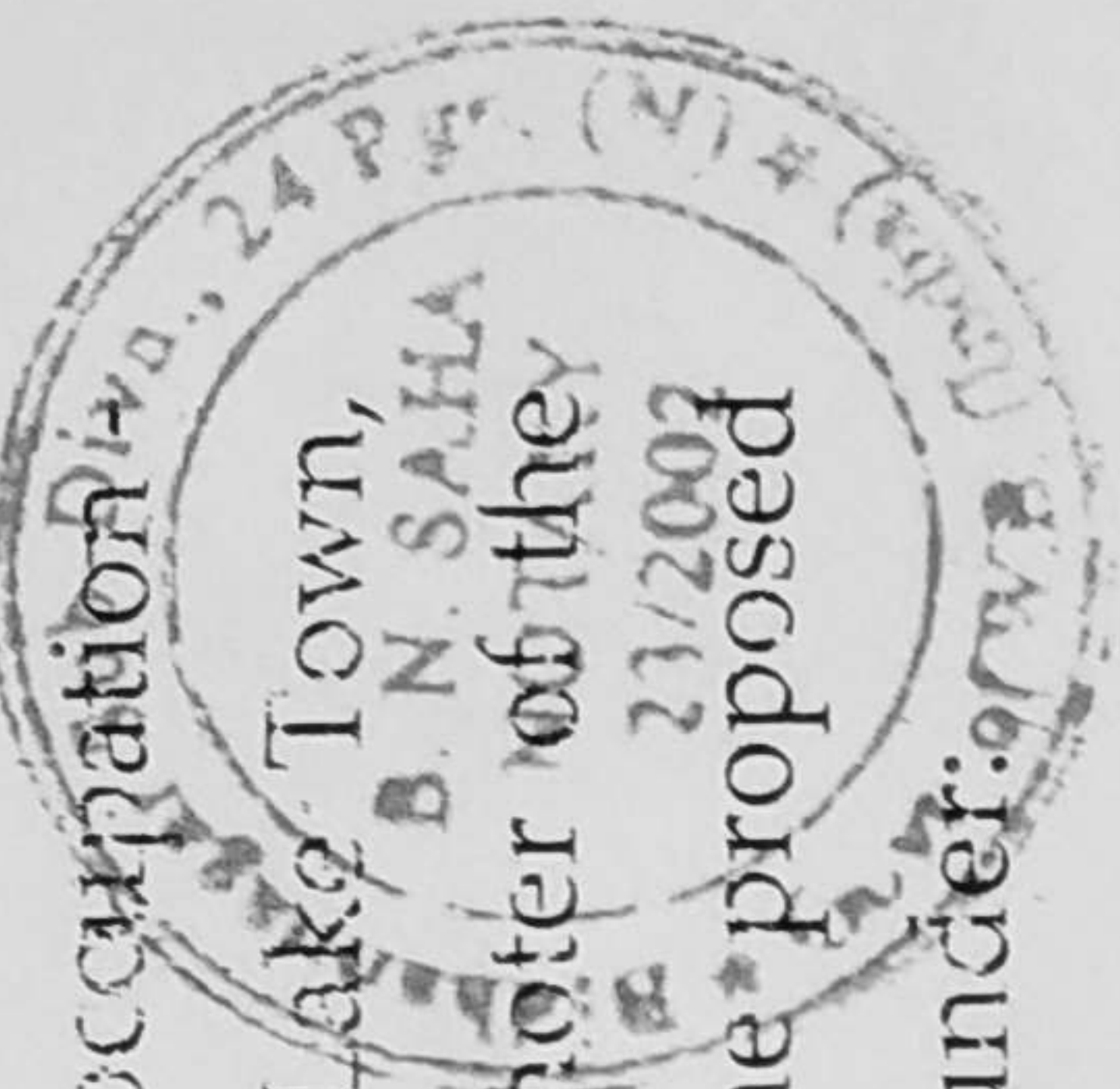
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **30th June, 2020.**

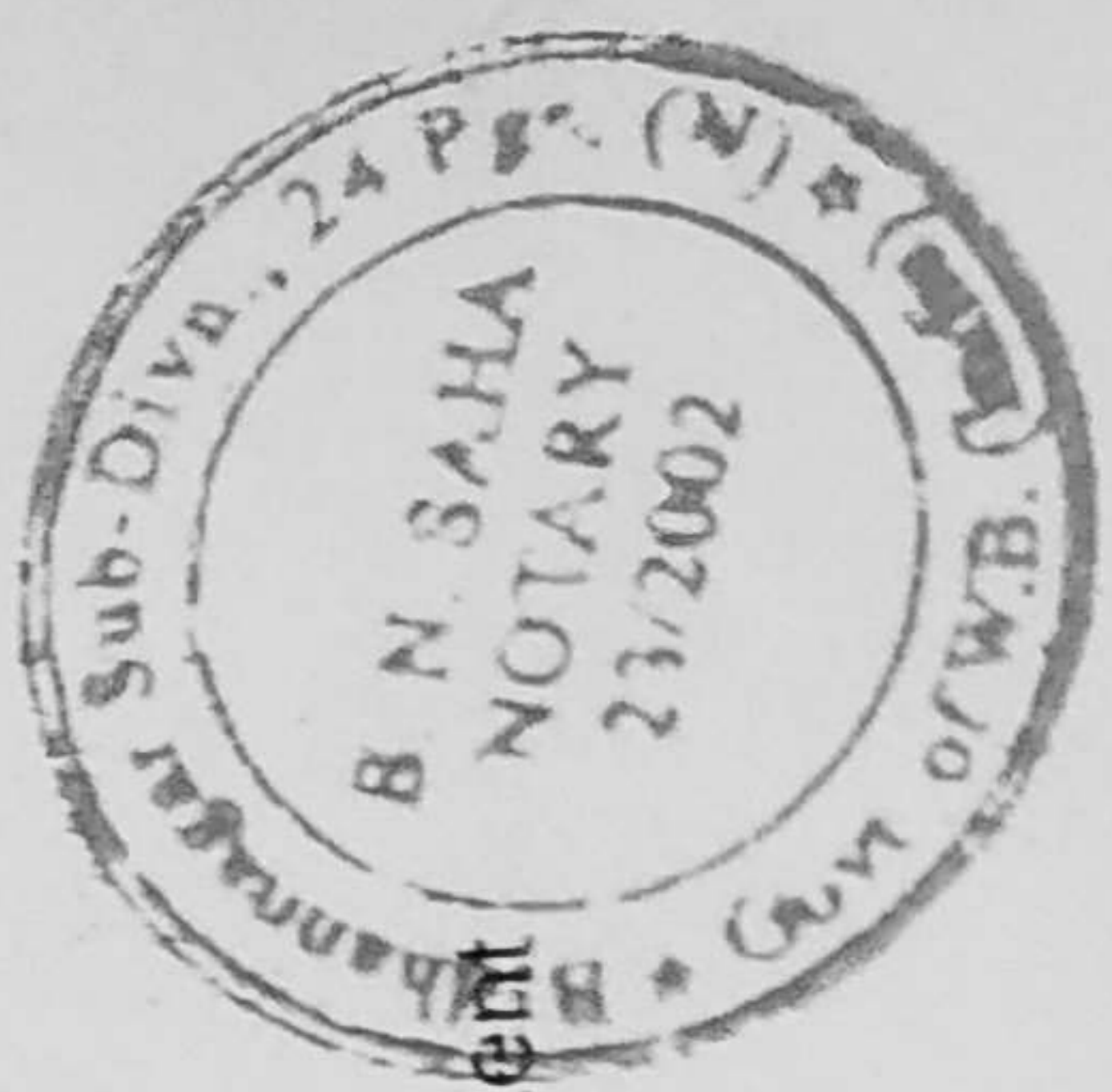
4. That seventy percent of the amounts realised by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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


B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Ct. Flmt.
Bhadrabagar, Kolkata
West Bengal

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- 7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That I/promoter have / has 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.

UMA BUILDERS

[Signature]
 Proprietor

Deponent

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 Kolkata on this 6th day of March 2020

UMA BUILDERS

[Signature]
 Proprietor

Deponent

IDENTIFIED BY ME

Solemnly Affirmed
 &
 Declared Before me
 in Identification of Advocate

[Signature]

B. N. SAHA
 NOTARY

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 Bilkash Bhawan
 North Block, Ct. Floor
 Panchsagar, Kolkata
 West Bengal

06 MAR 2020

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