

14  
26 MAR 2021  
पश्चिम बंगाल WEST BENGAL

52AB 561660



BEFORE NOTARY PUBLIC

FORM 'A'

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

**AFFIDAVIT CUM DECLARATION**

1. Affidavit cum Declaration of M/s. **NOVOUS INTERIORS PRIVATE LIMITED (PAN-AAACN8619B)** (*herein after referred to as 'the Pvt.Ltd.Company'*) a Pvt.Ltd Company under Indian Partnership Act 1932(Act IX of 1932) promoter of the on-going project named **"JIBAN KRISHNA BHAWAN"** lying and situated at Feeder Road , Mouza- Belghoria, J. L. No. -3,R.S Khatian No-1200, C. S.Dag No. 34,Ward No-23,Holding No.-315, within the local ambit of Kamarhati Municipality,Police Station – Belghoria, in the District of North 24-Pargans, West Bengal, INDIA.

NOVOUS INTERIORS PVT LTD

Director

M/s. **NOVOUS INTERIORS PRIVATE LIMITED** (represented by its one of the Director Smt Tanuja Mukherjee) promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Company has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with **M/s. NOVOUS INTERIORS PRIVATE LIMITED** represented by its one of the Director Smt. Tanuja Mukherjee.

*AND*

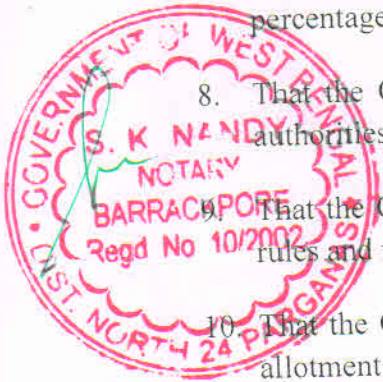
All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Company for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Company within the date of 22<sup>nd</sup> September of 2022
5. That seventy per cent of the amounts realised by the Company for the real estate project from the allottees (per proforma agreement for sale), 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Company 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 Company shall take all the pending approvals on time, from the competent authorities.
9. That the Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Company shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**NOVOUS INTERIORS PVT LTD**

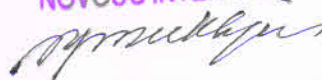
*Tanuja Mukherjee*  
Director

**26 MAR 2021**



I, Smt Tanuja Mukherjee , D/O B.R.Mukherjee, by Nationality Indian, by Occupation Business, residing at 41/13 A.C.Banerjee Road,Ariadaha,Kamarhati,P.S -Belghoria, Kolkata-700057,in the District of North 24-Parganas, WB, 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, M/s. NOVOUS INTERIORS PRIVATE LIMITED

  
Director  
Tanuja Mukherjee  
Director

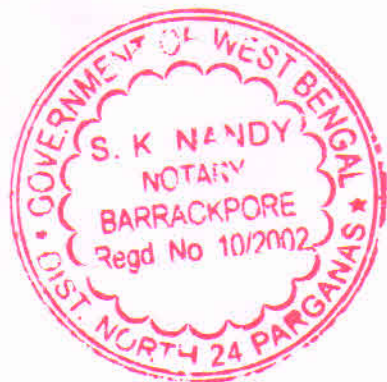
### Verification

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

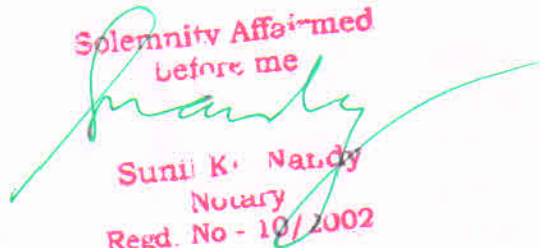
Verified by me at Kolkata on this 15<sup>th</sup> day of March , 2021, Kolkata

  
Director  
Tanuja Mukherjee  
Director

Solemnly affirmed before me on this 15<sup>th</sup> day of March, 2021,Kolkata.



Solemnly Affirmed  
before me

  
Sunil K. Nandy  
Notary  
Regd. No - 10/2002

(NOTARY)

26 MAR 2021