



पश्चिम बंगाल पारचय काल WEST BENGAL



AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/s. Park Properties (hereinafter referred to as the Proprietorship Firm) Promoter of the ongoing Project namely "DEBESH APARTMENT" lying and situated at Mouza- Shyamnagar, J.L. No. 32/20(new),17(old), Dag No. 2352, Plot No. 121, Municipal Holding No. 164, Dum Dum Park, Ward No. 28, within the limit of South Dum Dum Municipality, P.S. Lake Town, Kolkata - 700055, District North 24 Parganas, W.B.

Park Properties (represented by its Proprietor Sri Utpal Maity) Promoter of the ongoing Project, do hereby solemnly declare, undertake and state as under:-

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038407



Serial No.....
Name.....
Address.....
71, Park (14)

24 OCT 2019

Date.....
Licence of Vendor
S. S. Sarkar

APPROVAL OF M.D.C. - RATION

APPROVAL OF M.D.C. - RATION
The undersigned is pleased to inform that the M.D.C. Ration Card for the name of the applicant has been approved and the same is being issued to the applicant. The applicant is requested to collect the M.D.C. Ration Card from the M.D.C. Office, Bangalore. The validity of the M.D.C. Ration Card is for a period of 12 months from the date of issue. The applicant is requested to renew the M.D.C. Ration Card before the expiry of the validity period. The M.D.C. Ration Card is valid only for the purpose of purchasing M.D.C. Ration. The M.D.C. Ration Card is not valid for the purpose of purchasing other commodities. The M.D.C. Ration Card is not valid for the purpose of availing other facilities. The M.D.C. Ration Card is not valid for the purpose of availing other benefits. The M.D.C. Ration Card is not valid for the purpose of availing other services. The M.D.C. Ration Card is not valid for the purpose of availing other facilities. The M.D.C. Ration Card is not valid for the purpose of availing other benefits. The M.D.C. Ration Card is not valid for the purpose of availing other services.

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That the firm has a legal title of the land on which the development of the ongoing is carried out by virtue of a joint Registered Development Agreement with Mr. Dibyendu Mukherjee son of Late Debesh Mukherjee and Park Properties, a Proprietorship Firm.

AND

1. All legally valid authentications of title of such land alongwith an authenticated copy of the Agreement between such owners and the Proprietor for Development of the Real Estate Project are enclosed herewith.
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Proprietor within the date of **14.01.2022**, which is 36(Thirty Six) months from the date of signing the 1st Sale Agreement.
4. That 70%(Seventy Percent) of the amount realised by the Proprietorship Firm for the Real Estate Project from the allottees (per Proforma for Agreement for Sale) from time to time, shall be deposited in a separate account to be maintained in a Schedule 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 the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawn is in proportion to the percentage of completion of the Project.

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7. That the Proprietorship Firm shall get the accounts audited within 6(Six) Months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement accountants duly certified and signed by such Chartered Accountants and it shall be verified during the audit that the amount 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 registration made under the Act.
10. That the Proprietorship Firm shall not discriminate against any allottee or allottees at the time of allotment of any agreement, Plot or building as the case may be on any grounds.

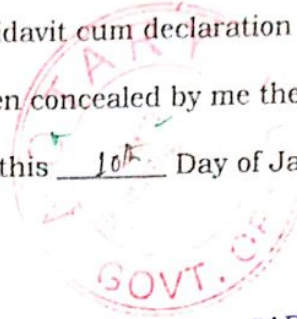
I Sri Utpal Maity, S/o, Late Gostha Behari Maity by Nationality-Indian, by occupation-Business, residing at 40/1, Dum Dum Park, P.O. Bangur Avenue, P.S.-Lake Town, Kolkata – 700055, in the District of North 24 Parganas, solemnly affirm that the facts stated in Paragraph 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.



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 10th Day of January 2020.



PARK PROPERTIES
Utpal Maity
Proprietor



Solemnly affirmed before me on this 10th Day of January 2020 at Kolkata.

Identified by me

Subhash Chandra Paul

Advocate

10/02/20

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

Shyam Narayan Pandey
SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2019

10 FEB 2020

10.2.2020