

12/5/20



পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL



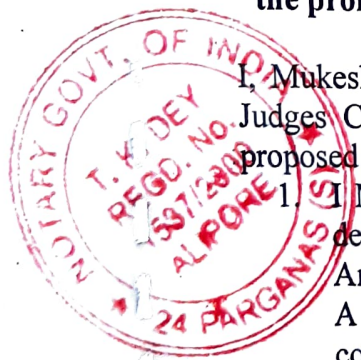
AD 495428

Before the Notary Public at Alipore Kolkata

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mukesh Kumar Sharma duly authorized by the promoter of the proposed project vide his authorization dated 14.08.2020:



I, Mukesh Kumar sharma S/o of Mahesh Kumar Sharma aged 68 years R/o 5B, Judges Court Road, Kolkata – 700 027 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I Manik Chandra Bose & Oth. have a legal title to the land on which the development of the proposed project is to be carried out

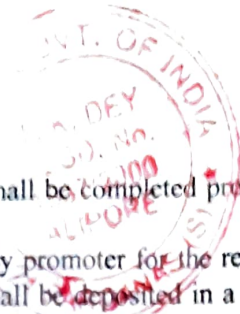
And

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.

18 AUG 2020

3. That the time period within which the project shall be completed promoter is 30th day of June, 2024.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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.



For NATURAL MANAVSTHAL (P) LTD
 H. K. SHARMA

Director

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 18th day of August, 2020.

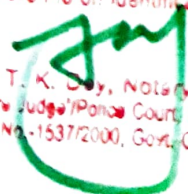
For NATURAL MANAVSTHAL (P) LTD
 H. K. SHARMA

Director

Deponent



Solemnly Affirmed & Declared
 before me on identification


 T. K. Dey, Notary
 Alipore Judge/Police Court, Cal-27
 Regd. No. -1537/2000, Govt. Of India

Identified by me


 Advocate

Diplo Das

18 AUG 2020

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