

SL. NO. 512/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 339586



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARAGANAS

FORM 'A'

[See Rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

6 SEP 2020

নং- ২৭৭/ ২০০৪ ২০ ১০/১

ক্রমিক নাম ও সাং.....

স্টাম্প ভেডার স্বাক্ষর.....

বিধান নং (সল্টলেস সিটি) এ ডি.এস.আর.ও

মোট স্টাম্প ক্রয় তাঃ

ঢালান নং..... মোট কত টাকা খরিদ.....

টেকারী-বাবাকপুর, ভেডার-মিতা দত্ত

Anukul Kumar Choudhury
Advocate
High Court Calcutta

22 JUL 2020

998000

RECEIVED BY THE REGISTRAR
OF THE HIGH COURT OF JUDICATURE
AT CALCUTTA



ATTESTED
S. CHANDHURI
REGISTRAR



Affidavit cum Declaration of **M/S K. D. DEVELOPER (PAN AAFK3221D)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport Kolkata - 700136, District - North 24 Parganas, West Bengal, represented by its one of the Partner cum authorized signatory **DEBASIS BISWAS (PAN AJHPB3184C)**, Son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Salua Roypara, Post Office - R Gopalpur, Police Station - Airport, Kolkata-700136, District- North 24 Parganas, West Bengal, promoter of the proposed project / duly authorised by the promoter of the proposed project, vide its/his/their authorization dated 09/09/2016;

I, **DEBASIS BISWAS** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

A. M/S K D Developer have/has a legal right to the land on which the development of the proposed project is to be carried out.


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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31/12/2024.
3. That seventy percent of the amount 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.
4. 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.
5. 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 I/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 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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.

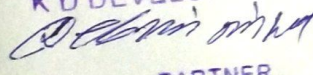
Verification

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 16th day of Sept. 2020


ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No. - 6534/08
Bidhanagar Court
Dist.-North 24 Pgs

16 SEP 2020

K D DEVELOPER

PARTNER
Deponent

Identified By Me
Manoj Basu
ADVOCATE

MANOJ BASU
Advocate
Enrolment No.-F-247/2008
Bidhan Nagar Court
Kolkata-700093