



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

45AB 785129



Affidavit cum Declaration

Affidavit cum Declaration of MR. NIRUDDESH SAMANTA S/O JUGAL KISORE SAMANTA, residing at 13 GOBINDA SARKAR LANE, BOWBAZAR, KOLKATA 700 012, DESIGNATION – VICE PRESIDENT (LEGAL AND COMMERCIAL) and also AUTHORIZED SIGNATORY of M/S T N GUPTA PRIVATE LIMITED, promoter of the proposed project MG VILLA;

MR. NIRUDDESH SAMANTA S/O JUGAL KISORE SAMANTA, residing at 13 GOBINDA SARKAR LANE, BOWBAZAR, KOLKATA 700 012, DESIGNATION – LEGAL OFFICER (AUTHORIZED SIGNATORY) of M/S T N GUPTA PRIVATE LIMITED, promoter of the proposed project MG VILLA, do hereby solemnly declare, undertake and state as under:

05 JAN 2021

432735

7 W Gupta Rd HR

Bodhanagar K

Kulb7

NAME.....
 ADD.....
 RS.....
 1 6 MAR 2020
S. CHATTERJEE
 Licensed Stamp Vendor
 Court
 2 & 3, N. S. By Road, Kol-1

1 6 MAR 2021
 1 6 MAR 2020



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1. That, **T N GUPTA PRIVATE LIMITED** has a legal title to the land on which the development of the proposed project **MG VILLA** is to be carried out,

AND

A legally valid authentication of title of such land 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 **30/05/2024**.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
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.

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 5th Day of January, 2021.

For **T. N. Gupta Pvt. Ltd.**

Samant
Director/Authorised Signatory

Deponent

Indrani Gupta
PGP 100



Solemnly Affirmed &
Declared Before me
on Identification of L.D. Advocate

MUKUL SRIVASTAVA
Notary, Govt. of India
Regd. No.: 6007/10
Expiry on 28/09/2025

05 JAN 2021