



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

25AB 098632



BEFORE THE NOTARY PUBLIC

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**

Affidavit-cum-Declaration of Mr Sanjeeb Gupta Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide their authorization dated 01-04-2018 ;

I, Sanjeeb Gupta Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. 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.
3. That the time period within which the project shall be completed by me dated 31-12-2019.

**B. N. SAHA**  
**NOTARY**  
Bikash Bhavan  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

19 MAR 2019





4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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.

MAHAMANI PROPERTIES PVT. LTD.

*Sayed Aupta*  
Director

Deponent

#### 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 19th day of March 2019

**B. N. SAHA**  
**NOTARY**  
Bikash Bhavan  
North Block, 0r. Floor  
Bihannagar, Kolkata  
West Bengal

Solemnly Affirmed  
&  
Declared Before me  
in Identification of Advocate

**B. N. SAHA**  
**NOTARY**

Identified by me  
*[Signature]*  
Advocate

MAHAMANI PROPERTIES PVT. LTD.

*Sayed Aupta*  
Director  
Deponent

19 MAR 2019