

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

42AB 215799



FORM 'A'
[See rule 3(2)]

Affidavit cum Declaration

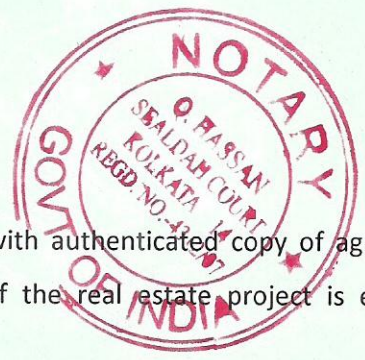
Affidavit cum Declaration of M/s Y.S.Infracon having its registered office address at 10/1/1A/3 Topsia Road South, Kolkata 700046, promoter of the proposed project, vide its authorization dated 26th March, 2018

We do hereby solemnly declare, undertake and state as under:

1. That the owners name 1) Smt Gayatri Roy 2) Sri Debnath Roy 3) Sri Tamal Roy have legal title to the land at the premises no. 1283 Noapara Road, Kolkata 700150, Ward No. 10, PS : Sonarpur on which the proposed project is to be carried out

17 DEC 2019

AND



a legally valid authentication of title of such land along with authenticated copy of agreement between such owners 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 period within which the project shall be completed by the promoter is 31-12-2020

4. That seventy percent of the amounts realized by the 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 That the amount from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.

7. That the promoter shall take all pending approvals on time, from the competent authorities.

8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under such Act.

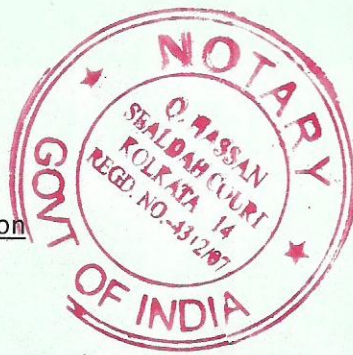
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

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Y. S. INFRACON
Md. S. Hamed
Proprietor

19 7 DEC 2019



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verify by me at Kolkata on this 24th day of November, 2019

Deponent

Y. S. INFRACON
Md. Shahid
Proprietor

Identified By Me
M.C. Gupta
Advocate

Solemnly Affirmed &
Declared Before me
on Identification
By Ld Advocate

Q. Hassan
Q. HASSAN
NOTARY
REGD. NO.-4312/07
Govt. of India

17 DEC 2019