



पश्चिम बंगाल WEST BENGAL

AC 927013

FORM-A

[see rule 3(2)]

BEFORE THE NOTARY PUBLIC
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. Debashis Roy promoter of the proposed project DOBAKI duly authorized by the promoter vide NPR No. 01122

I, Debashis Roy Son of Late Sunil Kumar roy aged 40 Years R/o Bijayganjpara, Panapukur, South 24 Pgs, West Bengal 743502 promoter of the proposed project DOBAKI duly authorized of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter have a legal title to the land on which the development of the project is proposed

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.

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

NAOLIN REALCON PVT. LTD.

Director

28 JAN 2020

স্মারক নং 393 তারিখ 01.11.2019

NAOOLIN REALCON PVT. LTD.
MERLIN MATRIX, 2ND FLOOR,
ROOM - 204, SEC - V, KOLKATA - 700 091

প্রকল্পের নাম.....
ঠিকানা.....
ফ্ল্যাট নং 1001
স্বাক্ষর

মলিকা ফন্ডেল স্ট্যান্ড ডেভেলপার
ডাক্তার এ. ডি. এস. আর অফিস
দক্ষিণ ২৪ পরগণা



BEFORE THE NOTARY PUBLIC
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. M. Debbari for promoter of the proposed project...

Debari Roy son of late Smt. Kumari for aged 40 Years R/o Bijaypukur, South 24 P.S. West Bengal 743502 promoter of the proposed project... That I promoter have a legal title to the land on which the development of the project is proposed.

A legally valid and unencumbered title of such land along with an unencumbered copy of the agreement between such owner and promoter for development of the said project is enclosed herewith.

NAOOLIN REALCON PVT. LTD.

Director

B. S. SAHA
NOTARY
West Bengal

28 JAN 2020



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 02/12/2020 (Project Completion Date)
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has 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.

NAOLIN REALCON PVT. LTD.

[Signature]
Deponent Director

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 28th day of January 2020

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

Solemnly Affirmed
&
Declared Before me
on Identification of Advocate
[Signature]
B. N. SAHA
NOTARY

NAOLIN REALCON PVT. LTD.

Deponent *[Signature]*
Director