



पश्चिम बंगाल WEST BENGAL

FORM 'A'

[See Rule 3(2)]



Affidavit cum Declaration

Affidavit cum Declaration of M/S "MCG INFRAPROJECTS PVT. LTD" of the ongoing project namely "MCG PEARL" lying and situated at Mouza-Muradpur, J.L. No. 13, Touzi No. 74-77,82, C.S. Dag No. 377,378,379,381,382, Khatian No. 655,26,46,185,107 within the local ambit of Kolkata Municipal Corporation, under Ward no. 122, Borough no-XIII, Post Office – Barisha, Police Station – Haridevpur, Pin - 700008 in the District of Kolkata, West Bengal, INDIA.

MCG INFRAPROJECTS PVT. LTD.

Gurtej Singh
Director

CHITARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO - 13801
High Court Calcutta

21 DEC 2020

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Sl. No.....Dt.....Rupees- 10/-

B. C. LAHIRI (Advocate)
ALIPORE JUDGES COURT
KOLKATA-700 027

Vendor.....
Dey

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27

26 NOV 2020

MCG INFRAPROJECTS PVT. LTD.

Gautam Goswami
Director

M/S MCG INFRAPROJECTS PVT. LTD. (represented by its Directors Sri Gautam Goswami, Sri Prodyot Mazumder) of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by the virtue of a Joint Development Agreement with Sri Sunil Kumar Mukherjee, Sri Madhusudan Mukherjee, Sri Kumar Kanti Mukherjee, Smt Monika Mukherjee, Sri Rana Mukherjee, Smt Bulbul Bhattacharyya, Smt Sukanya Dharadhar, Sri Sanjib Mukherjee, Sri Sanjay Mukherjee, Sri Subir Mukherjee, Sri Subhashish Mukherjee, Smt Tapati Banerjee, Smt Kanak Roychowdhury and Smt Purabi Pal.

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owner and the Developer for development of the real estate project are 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 the Developer within the date of 25th June of 2023.
4. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (per proforma agreement for sale), 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
7. That the Developer 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 the completion of the project.
8. That the Developer shall take all the pending approvals on time, from the competent authorities.
9. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

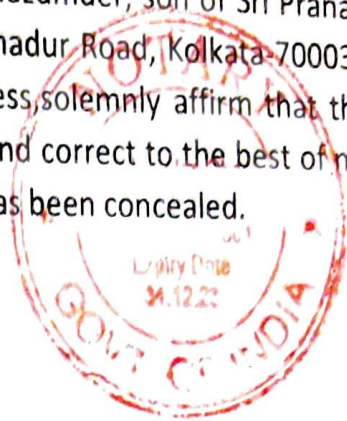
CHITARANJAN GHOSH
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High Court Calcutta

21 DEC 2020

MCG INFRAPROJECTS PVT. LTD.

Gautam Goswami
Director

We, Sri Gautam Goswami, son of Late Rabindranath Goswami, by Nationality Indian, by Occupation Business, residing at 11 Narayan Roy Road, Barisha, Kolkata-700008, Sri Prodyot Mazumder, son of Sri Pranab Kanti Mazumder, Residing at 161/9, Roy Bahadur Road, Kolkata-700034 by Nationality Indian, by Occupation Business, solemnly affirm that the facts stated in paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.



For M/S MCG INFRAPROJECTSPVT. LTD.

MCG INFRAPROJECTS PVT. LTD.
Gautam Goswami
Director 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 21st day of DECEMBER 2020

MCG INFRAPROJECTS PVT. LTD.
Gautam Goswami
Director Director

Solemnly affirmed before me on this 21st day of DECEMBER 2020 at Kolkata.

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO - 13801
High Court Calcutta

WITNESSED BY ME
Chittaranjan Ghosh
C.R. GHOSH
Regn: 13801
NOTARY
High Court Calcutta

(NOTARY)



Identified by me
Sampa Paul
Advocate
Sampa Paul
C.M.M. Court Kolkata

21 DEC 2020

MCG INFRAPROJECTS PVT. LTD.
Gautam Goswami
Director