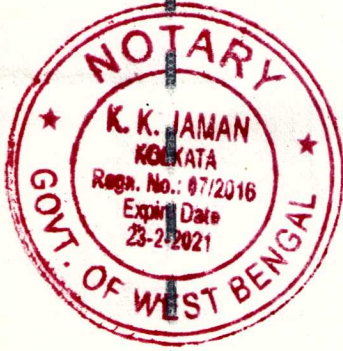


SL. No. **4**dt. **24/6/2020****24 JUN 2020**

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before the Notary
at Alipore Judge's Court

AC 953577

FORM-A
[see rule 3(2)]AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Amardeep Bhalotia duly authorized by the Owner (Mushkan Infra Properties Private Limited) of the proposed project vide its/his/their authorization dated 25th February, 2020 :


I, Amardeep Bhalotia, Son of Late Girija Shankar Bhalotia aged about 47 years, R/o 16A, Deshpriya Sashmal Road, Flat No. 5A, 5th Floor P. S. Charu Market, Kolkata- 700 033

**24 JUN 2020**

Sl. No. 129 & Date 19 FEB 2020 Rs. 100/-

Name M/S. MUKHON INFRA PROPERTIES PVT LTD

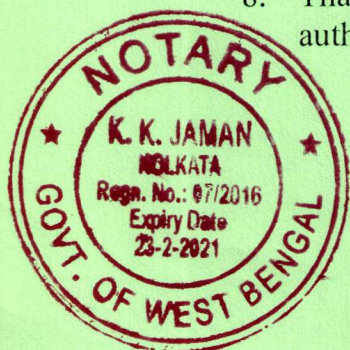
Address 1, R. N. Mukherjee Rd, Kol-1.

Vendor 

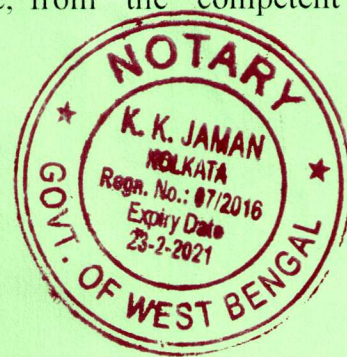
SWARUP CHANDRA
Alipore Judges' Court, Kol-27

duly authorized by the Owner of the proposed project do hereby solemnly declare, undertake and state as under:

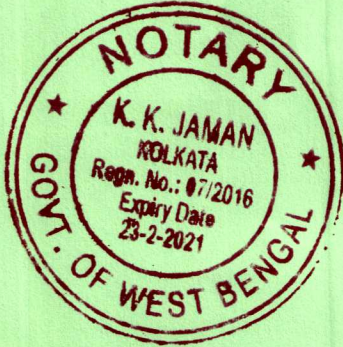
1. That **MUSHKAN INFRA PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered Office at "Martin Burn Building" Room No. 7, at Premises No. 1, R.N Mukherjee Road, Post Office.: GPO, Police Station- Hare Street, Kolkata- 700 001, (hereinafter referred to as the "**Owner**") have / has a legal title to the **ALL THAT** piece and parcel of Bastu land measuring 3 (three) Cottahs, 6 (six) Chittacks and 38 (thirty eight) Square Feet, be the same or a little more or less, together with two storied building standing thereon lying and situate at and being Municipal Premises No. 58A, Nepal Bhattacharjee, 1st Lane, Police Station- Kalighat, Kolkata-700 026, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 83, District Sub Registration Office at Alipore, Additional District Sub Registration at Behala, District-South 24 Parganas (hereinafter referred to as the said "**land**") on which the development of the proposed project is to be carried out And A legally valid authentication of title of such land 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/ Owner is June, 2022 (Project Completion Date).
4. That seventy per cent (70%) of the amounts realised by Owner 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 Owner 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 Owner shall take all the pending approvals on time, from the competent authorities.



24 JUN 2020



9. That Owner have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That Owner shall not discriminate against any allottee at the time of allotment of any apartment, in the building, as the case may be, on any grounds.



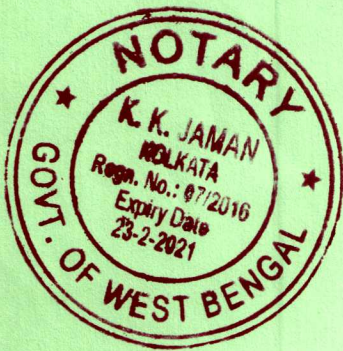
Mushkan Infra Properties Pvt. Ltd.

[Signature]
Authorised Signatory
 Deponent

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 24th on this June day of 2020.



Signature attested
 in identification

[Signature]

Kazi Khalekujaman
 Notary, Govt. of West Bengal
 Regn. No.: 07/2016
 Kolkata

Mushkan Infra Properties Pvt. Ltd.

[Signature]
Authorised Signatory
 Deponent

Identified by me

[Signature]
DEBASISH CHOWDHURY
 Adv.
 Alipore Judges' Court, Kol-27
 WB/929/1983

24 JUN 2020