

पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

47AB 27075

BEFORE THE NOTARY PUBLIC AT KOLKATA

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Phoenix Dealers LLP,  
promoter of the proposed Project.

We, Phoenix Dealers LLP, promoter of the proposed project  
duly authorized by the promoter of the proposed project,  
do hereby solemnly declare, undertake and state as under

1. Nil Madhav Construction Pvt. Ltd. has a legal title  
to the land on which the development of the proposed  
project is to be carried out.

AND

a legally valid authentication of title of such land

RAJESH KUMAR BAJPAI  
NOTARY GOVT. OF INDIA  
Reg. No. 1780/18  
C.M.M.S. Court  
2 & 3 Bankshall Street  
Kolkata-700 001

Contd.

03 SEP 2020





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 promoter is 31.03.2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we, 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.

- 7. That we, promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That we, promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That we, 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.

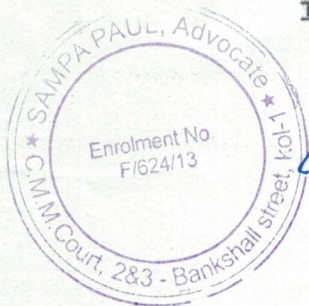
Deponent

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Kolkata on this 3rd day of September, 2020.

Identified by me,



Advocate.

Deponent

RAJESH KUMAR BAJPAI  
NOTARY GOVT. OF INDIA  
Regn. No. 13780/18

Signature Attested  
on Identification of Ld. Advocate