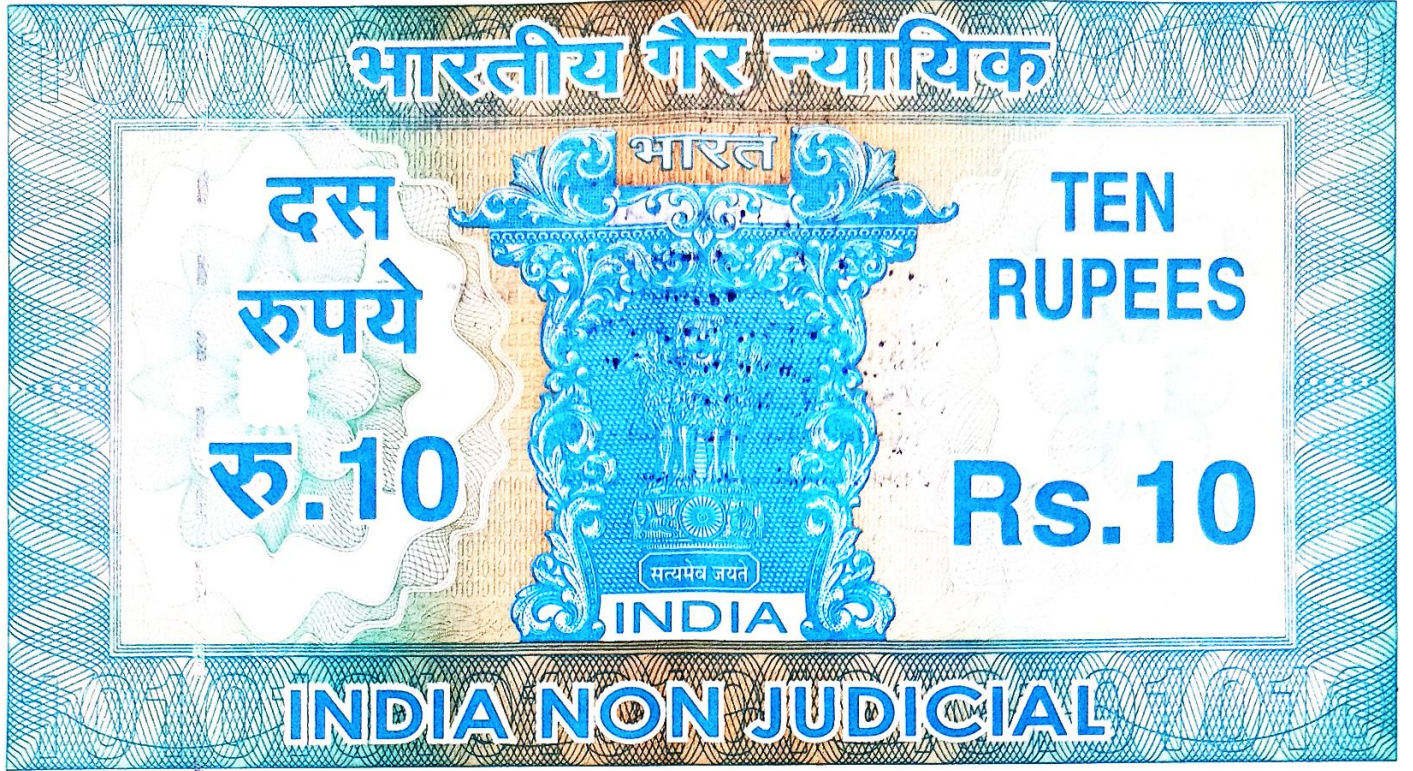


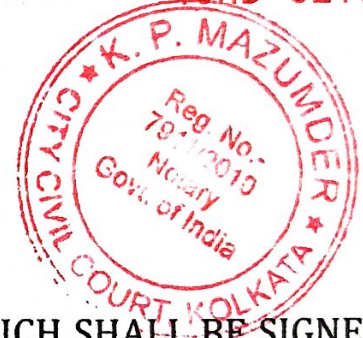
SL. NO. 11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 621378

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



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Molly Deb daughter of Swapan Dutta and wife of Vidyasagar Deb, age about 43 Years, residing at Sukanta Pally, Boral, Sub. Dist. Boral, District- South 24 Parganas, West Bengal - 700154, Proprietor of the Promoter (Deb Nirman) of the proposed project "Puspargha Apartment" situated at Holding-119, Banipara Road, Rajpur Sonarpur Municipality, Ward No.32, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata-700154 duly authorized dated 13/02/2021;

I, Molly Deb, proprietor of the promoter (Deb Nirman having it's registered office at 58, Sukanta Pally & Sri Krishna Pally, Ward No.32, Boral, Kolkata-700154) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

13 FEB 2021

Molly Deb

1. Mrs. Shefali Roy alias Mrs. Shefali Rani Dafadar (PAN: CGFPR0881P) wife of Mr. Khagen Roy alies Khagendra Nath Dafadar, Nationality Indian, by faith Hindu, by occupation Business, residing at Sripur Bagherghole, Banipara, P.O. Borai, P.S. Sonarpur now Narendrapur, District- South 24 Parganas, Kolkata - 700154 has a legal title to the land on which the develoment of the project is proposed is to be carried out

AND

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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 27/12/2023.
4. That seventy percent of the amounts realised by us/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 schedule 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, I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / 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.



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 13th day of February, 2021

Molly Deb
Deponent

Molly Deb
Deponent

13 FEB 2021

Solemnly Affirmed & Declared
Before me on Identification


R. P. MAZUMDER, NOTARY
City Civil Court, Kolkata
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
S. Das
ADVOCATE