

पश्चिम बंगाल WEST BENGAL 53AB 404983

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

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

Affidavit cum Declaration

Affidavit cum Declaration of **Animesh Gaine**, son of Late Bholanath Gaine, working for gain at 4/2, Teghoria Gaine Para, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, being the Proprietor of **M/s. Gaine Construction**, promoter/developer of the proposed project "**Thikana**".

I, Animesh Gaine, being Proprietor of M/s. Gaine Construction, promoter/developer of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



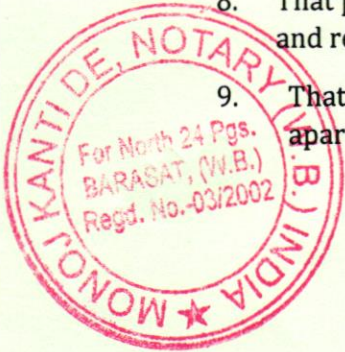
2022
30 APR 2022

1. That **Mitali Ray**, wife of Mrinal Kanti Roy and daughter of Anil Kumar Dutta and **Tandra Karmakar**, wife of Mrinal Kanti Karmakar and daughter of Late Kali Krishna Dutta has a legal title to the land on which the development of the project is proposed.

AND

A legally valid authentication of title of such land along with authenticated copy of the agreement between **Mitali Ray, Tandra Karmakar (Owners)** and **Animesh Gaine (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 **31/12/2024**.
4. That seventy percent of the amounts realized by promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. promoter shall get the accounts audited within six month 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.
7. That Promoter shall take all the pending approvals on time, form the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.



30 APR 2021

Animesh Gaine
Deponent

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 _____ day of April, 2021.

[Signature]

Identified by me
Mintu Paul
Advocate

Solemnly Affirmed Before Me
on 30 Day APR 2021
Duly Identified by M. Paul
Advocate

Animesh Gaine
Deponent

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regn. No.-03/2002

CHECKED 30 APR 2021
NOTARY CLERK