



पश्चिम बंगाल WEST BENGAL

AC 458494


BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Alok Banerjee promoter of the proposed project / duly authorized by the promoter of the proposed project vide his authorization dated 16/10/2019:

I, Alok Banerjee, Son of Late. Tincouri Banerjee, aged 75 yrs, R/o 15/3A Chinar Park, Near Mother Dairy, Rajarhat, Kol-157 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Chandidas Mukherjee & 2. Bimal Mukherjee have / has a legal title to the land on which the development of the proposed project is to be carried out


K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

6 OCT 2019

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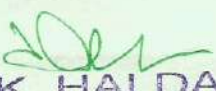


And

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/ promoter is 16-09-2024 (Project Completion Date).
3. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

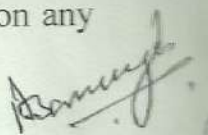

K. K. HALDAR
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16 OCT 2019



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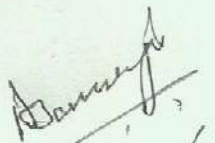
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Alok Banerjee
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 16th day of October, 2019.


Arsh Ranveer
Deponent


K. K. HALDAR
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16 OCT 2019