भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 30AB 223707

NOTARY B. K. NASKAR ALIPORE Regn. No. 102/2007 GOVERNMENT OF WEST BENGAL

FORM 'A'

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Smt. Ruma Ray wife of Sri Mrinal Ray, by faith Hindu, by occupation Business residing at 87/12, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, the Proprietress of MESSRS MATRIK having its principal place of business at 400B/1Z N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, the Promoter of the proposed project that shall be constructed on the land measuring about 6 (Six) Cottahs 3 (Three) Chittacks 23 (Twenty Three) Sqft, situated in Mouza – Baishnabghata, J.L. No. 28, R.S. No. 38, R.S. Dag No. 720, R.S. Khatian No. 468 and it is presently known as K.M.C. Premises No. 92, within the K.M.C., Ward No. 101, and the said land is also known as Postal address P-43, Green View, P.O. Garia, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata – 700084.

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Contd...P/2.

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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.

30 MAY 2019

No. 246 Dt. 18/3/19 10

Name.....

Address.....

Vendor.....

S. K. JANA
Advocate
Alipore Kolkata

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

'MESSRS MATRIK' having its principal place of business at 400B/1Z N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, represented by Smt. Ruma Ray, the proprietress of MESSRS MATRIK, the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That (i) Dr. Mihir Kumar Das, (ii) Smt. Champa Das & (iii) Smt. Sheuli Das ("Owners") are the absolute and lawful owners of **ALL THAT** piece and parcel of homestead loand measuring an area of 6 (Six) Cottahs 3 (Three) Chittacks 23 (Twenty Three) Sqft. situated in Mouza – Baishnabghata, J.L. No. 28, R.S. No. 38, R.S. Dag No. 720, R.S. Khatian No. 468 and it is presently known as K.M.C. Premises No. 92, Roypur within the K.M.C., Ward No. 101, and the said land is also known as postal address P-43, Green View, P.O. Garia, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata – 700084 (said Land) and have 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 along with an authenticated copy of the development Agreement duly registered on 15th June 2016 vide document no. I-04050/2016 at the office of the Sub-Registrar of Alipore, South 24 Parganas, between such owners 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 28/11/2020.

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.

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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 promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall product 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 promoter shall take all the pending approvals on time, from 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/s at the time of allotment of any apartment, unit or building, as the case may be, on any ground.

For M/s. MATRIK
Ruma Roy
Proprietress

Deponent

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