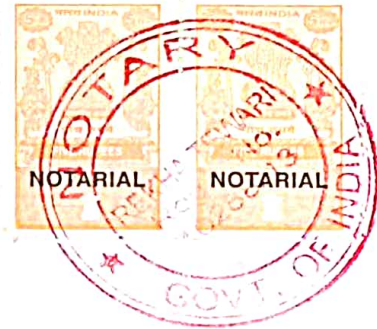


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

20AB 259003



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 NITU DEVELOPERS PRIVATE LIMITED, Promoter of the proposed project /duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 20/11/2020;

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's Court
Kolkata - 700 001

NITU DEVELOPERS PVT. LTD.

Smriti Chatterjee
Director

01 DEC 2020

I, **JAMALUDDIN MOLLA (PAN NO-AIYPM1138K)**, son of *Mojambari Molla* by faith- Muslim, by occupation- Business, by nationality-Indian, residing at Louhati Rajarhat, P.O-Louhati, P.S-Rajarhat, Kolkata-700135 District- North 24 Paraganas, West Bengal Promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That M/s. **M.N. DEVELOPERS, MD. AIJUDDIN MONDAL, MOHAMMAD ABDUL HALIM MONDAL and MD SALIM MONDAL** 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 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 said Multi-Storied Building/Block/Tower where the designated Flat/Apartment/Car parking space/ Unit/ Shop etc under consideration is situated with in the Housing complex named and styled as "THE NUCLEUS" situated at Mouza – Kalikapur, J.L No 40, Jurisdiction of Partharghata Gram Panchyot P.S Rajarhat now Newtown Dist- North 24 PGS.

4. That the time period within which the project shall be completed by the Promoter is 31/12/2024.

5. That seventy percent of the amount realised by me/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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

7. 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

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
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NITU DEVELOPERS PVT. LTD.

Jamaluddin Molla

01 DEC 2020

Director

I/Promoter shall get the accounts audited within 6 (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.

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.

NITU DEVELOPERS PVT. LTD.

Smal Udin Moh

Director

SIGNATURE OF THE DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this ..01..... day of ^{Dec}~~February~~,2020.....

NITU DEVELOPERS PVT. LTD.

Smal Udin Moh

Director

SIGNATURE OF THE DEPONENT

Identified by me

ADVOCATE

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

RE
REKHA TEWARI
NOTARY

01 DEC 2020