



पश्चिम बंगाल WEST BENGAL

AC 946391


**FORM-A**  
[see rule 3(2)]

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

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. DEBASHIS ROY being the director of NAOOLIN REALCON PVT. LTD., promoter of the proposed project :**

I, Mr. DEBASHIS ROY son of Late Sunil Kumar Roy aged 41 Years R/o Village Panapukur, P.O. – Bhangar, P.S. – Kashipur, District – South 24-Parganas, Pin: 743502, West Bengal, being the director of NAOOLIN REALCON PVT. LTD., a Company having its Principal Place of business at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2<sup>nd</sup> Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

04 DEC 2020

25 FEB 2020

ক্রমিক নং 2776 তারিখ

ক্রেতার নাম Naooym Realcon Pvt. Ltd.

ঠিকানা 100 Salt Lake, Sec-V, KA-700091

মূল্য 200000000

স্বাক্ষর

মণিকা মন্ডল স্ট্যাম্প ভেণ্ডার  
ভান্সড এ. ডি. এস. আর অফিস  
দক্ষিণ ২৪ পরগণা

AC 246321

WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT BHIMNAGAR  
DIST. NORTH 24 PARAGANAS  
WEST BENGAL

FORM-A  
(Sec rule 3(2))

ATTENDEE CUM DECLARATION



I, Mr. DEBASIS ROY being the director of NAOOYM REALCON PVT. LTD., promoter of the proposed project:

I, Mr. DEBASIS ROY son of Late Smt. Kuntal Roy aged 41 Years R/o Village  
Panchukur, P.O. - Bhangan, P.S. - Keshpur, District - South 24-Parganas, Pin  
741212, West Bengal, being the director of NAOOYM REALCON PVT. LTD., a  
Company having its Principal Place of business at Merin Manor, Unit No. 203, DM-10,  
Sector-V, 3rd Floor, P.O. - Sech Havan, P.S. - Electronic Complex, Kolkata - 700091,  
West Bengal, promoter of the proposed project do hereby solemnly declare, undertake  
and state as under:

X. K. HALDAR  
NOTARY PUBLIC  
GOVT. OF INDIA  
Reg. No. 1202/2018  
Bhimganagar Court  
Dist. North 24 Parganas  
West Bengal

04 DEC 2020

1. Mr. ABHISHEK BANKA, Mr. ADITYA BANKA, Mrs. SRISWATIE GUPTA & Mr. DEBASHIS ROY have 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 the 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 promoter is 30.06.2021.
4. That seventy per cent of the amounts realised by the 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.
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 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.
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.

NAOOLIN REALCON PRIVATE LIMITED

K. K. HALDAR

Debashis  
Director

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 \_\_\_\_\_ on this December day of 2020.



NAOLIN REALCON PRIVATE LIMITED

*Debashis Roy*  
Director

Deponent  
DEBASHIS ROY

*Identified by me*  
*As. Adv. Dy*  
*Advocate*

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

04 DEC 2020