



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 382798

NOTARIAL

NOTARIAL

Form – A

[see rule 3 (2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Utkaarsh K Mody, Promoter of the proposed project namely "**Krishna Heights**" duly authorized by the promoter of the proposed project, namely Krishna Heights, vide its/his/their authorization dated 29/03/2019.

KRISHNA KAWATCH DEVELOPER

Utkaarsh K Mody
Partner

P. K. Datta
Notary
Regn. No.: 1101/88
C.M.J.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

08 APR 2019

054205

KRISHNA KAWATCH DEVELOPER
16/A, BRABOURNE ROAD
9TH FLOOR
KOLKATA-700001

No.....
SOLD To.....
of.....
Rs. 100/- (HUNDRED ONLY)
PRONATI MUKHERJEE
LICENSED STAMP VENDOR
9, India Exchange Place, Kolkata - 700 001
Date..... Sign.....

21 NOV 2018

KOLKATA-700001

88 882398

[see rule 11]

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... ..

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I Utkaarsh K Mody the Partner of **Krishna Kawatch Developer**, son of Pawan Kumar Mody aged 34 years residing of 8B, Middleton Street, Kolkata 700 016, 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 I/promoter have a legal title to the land on which the development of the project is proposed.

OR

Bhatpara Municipality, have/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 time period within which the period shall be completed by me/promoter is December, 2020
4. That seventy per cent of the amounts realized by me/promoter 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.

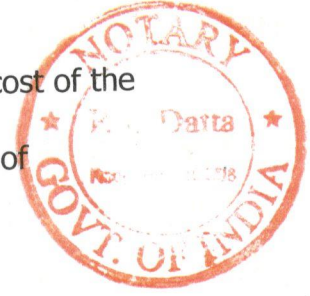
Notary
Regn. No.: 1101/18
C.M.M.'s Court
7 & 3, Bankshall Street
Calcutta - 700 010

KRISHNA KAWATCH DEVELOPER

Utkaarsh K Mody
Partner

08 APR 2019

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 I/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 statements of accounts duly certified and signed by such chartered accountant and it shall be verified duly 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 I/promoter shall take all the pending approvals on time , from the competent authorities.

8. 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.

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
7 & 8, Bankshall Street
Calcutta - 700 004

Verification

The contents of my Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this 8th day of April..... 2019.

Identified by me
[Signature]
Upal Sen, Advocate
C.M.M. Court
Advocate

Signature of me
on Affidavit
Notary Advocate

10.8 APR 2019

P. K. DATTA
Notary

KRISHNA KAWATCH DEVELOPER
[Signature]
Partner