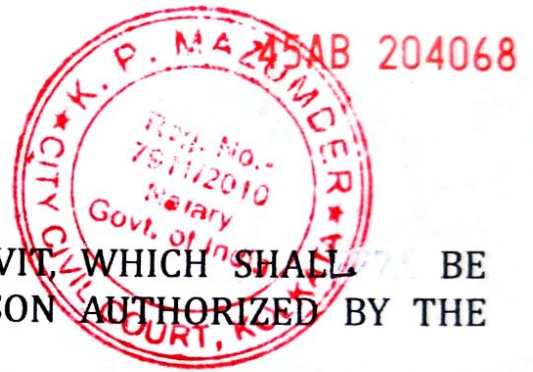


SL. NO. 20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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 Mr. Ratan Kumar Ghosh residing at 18, Baishnabghata Road, P.S-Netajinagar, Kolkata-700047, director of the promoter (MKR Nirman Private Limited) of the proposed project "SUCASA GARDEN" situated at Rajpur Sonarpur Municipality, Word No.16, Holding No.190, Pulin Bihari Bosu Sarani, P.S. Sonarpur, Kolkata-700149 duly authorized dated 01/12/2020;

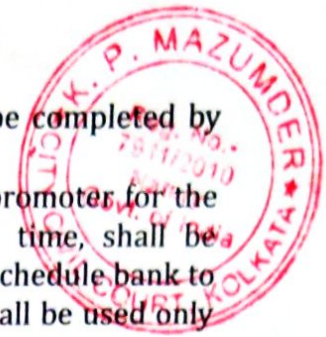
I, Ratan Kumar Ghosh, director of the promoter (MKR Nirman Private Limited) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. That the promoter (MKR Nirman Private Limited) have a legal title to the land on which the development of the project is proposed  
AND  
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.

MKR NIRMAN PVT. LTD.  
Ratan Keem  
Director

01 DEC 2020

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 30/09/2025.
4. That seventy percent of the amounts 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 schedule 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / 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.



MKR NIRMAN PVT. LTD.  
*Ratni Xecom Chh...*  
 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 Kolkata on this 1st day of December, 2020

MKR NIRMAN PVT. LTD.  
*Ratni Xecom Chh...*  
 Director  
 Deponent



01 DEC 2020

Solemnly Affirmed & Declared  
 Before me on Interjurisdiction

*[Signature]*  
 K. P. MAZUMDER, MOJIBY  
 City Civil Court, Kolkata  
 Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME  
*S. Dal*  
 ADVOCATE