

BEFORE THE NOTARY
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

36AB 230129



7 JAN 2020

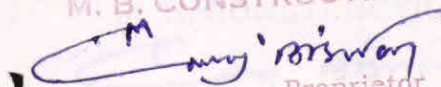
FORM 'A'

(See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018)

AFFIDAVIT CUM DECLARATION

I, Affidavit cum Declaration of M/s.M.B. CONSTRUCTION (herein after referred to as 'the Proprietorship Firm') a Proprietorship Firm. Promoter of the on-going project named "BHASWATI APARTMENT" lying and situated at Mouza-Mohispota, J.L. No-26, R.S. No. 34, Dag No.-443, 447, L.R. Khatian NO-2046, Touzi No-197 Holding No. 2390 within the local ambit of Bilkanda-1 Grampanchayet, Police Station - Ghola, in the District of North 24 Parganas, West Bengal, INDIA.

M. B. CONSTRUCTION


Proprietor

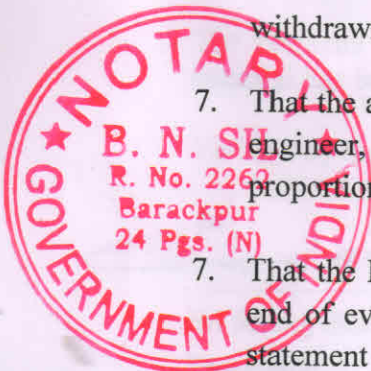
M/s. M.B.CONSTRUCTION (represented by its Proprietor, Mr. Manoj Biswas), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with Smt Bhaswati Chakraborty W/O-Sri Bhaskar Chakraborty.

AND

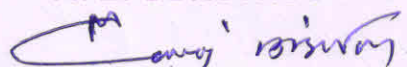
All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Proprietorship Firm for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Proprietorship Firm within the date of 20th November of 2022.
5. That seventy per cent of the amounts realised by the Proprietorship Firm for the real estate project from the allottees (per proforma agreement for sale), 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.
7. That the Proprietorship Firm 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 the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Proprietorship Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



17 JAN 2020

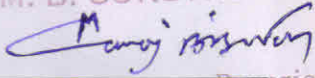
M. B. CONSTRUCTION


Proprietor

I, Sri Manoj Biswas , son of Sri Haripada Biswas , by Nationality Indian, by Occupation Business, residing at Babanpur Birnagar,P.O-Bengal-Enamel, P. S.- Titaghar, in the District of North 24-Parganas, WB-743122, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, M/s. M.B.CONSTRUCTION

M. B. CONSTRUCTION



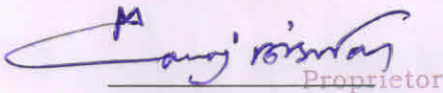
Sri Manoj Biswas Proprietor
Proprietor

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 31st day of Dec 2019

M. B. CONSTRUCTION



Sri Manoj Biswas
Proprietor

Odeh. Firdausy
Amer Khand
Advocate

Solemnly affirmed before me on this 31st day of Dec 2019 at Kolkata.



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON 31st JAN 2020

BHOLANATH SIL
NOTARY - R / NO - 2262
GOVT OF INDIA

31 JAN 2020

(NOTARY)