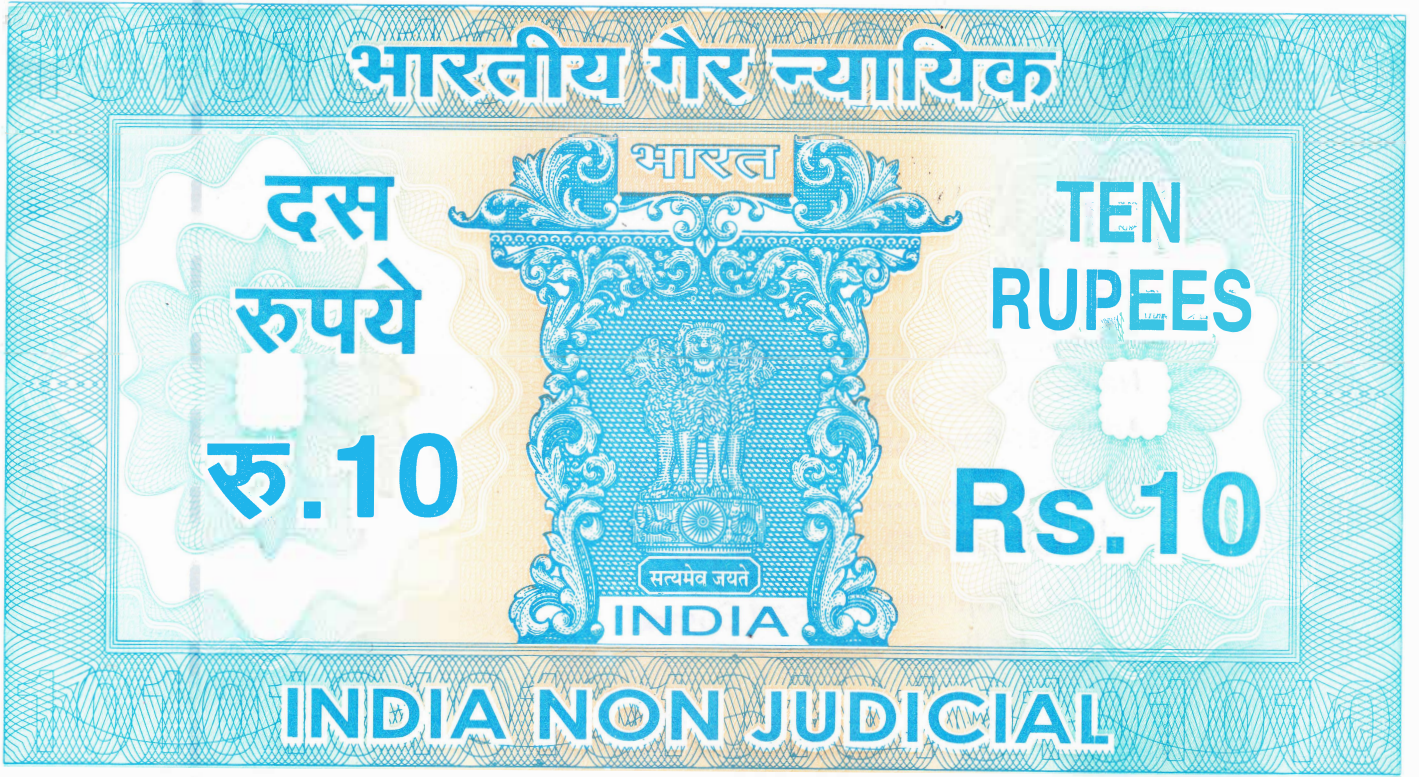


2 2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

29AB 302065



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Manish Fatehpuria**, son of Mr. Kedar Nath Fatehpuria, by faith Hindu, by nationality Indian, by occupation Business, residing at 62/17, Ballygunge Circular Road, Kolkata – 700019, Post Office – Ballygunge,

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Manish Fatehpuria

06 FEB 2019



513941

15 DEC 2018

No. Frs. Date

Name:- K. P. MAJUMDER
Address:- Advocate, High Court, Cal.

Vendor:-

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

Police Station – Ballygunge, duly authorized by the Promoter namely **Martin Burn Limited**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at ‘Martin Burn House’, 1, R. N. Mukherjee Road, Kolkata – 700 001, Post Office – G.P.O. Kolkata, Police Station – Hare Street of the proposed project, vide his authorization dated 30th January, 2019;

I, Manish Fatehpuria duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

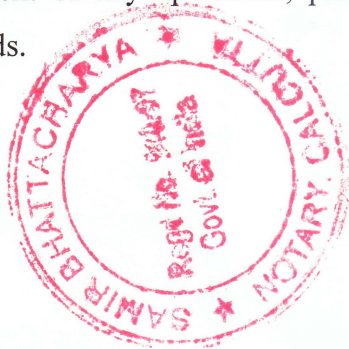
1. That the Promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 6 years.
4. That seventy per cent of the amounts realized by 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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



Manick Chatterjee

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 *6th* day of February, 2019.

06 FEB 2019

Manick Chatterjee

DEPONENT

*Identified by me
Debarata Kundu
Advocate*

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06 FEB 2019

Solemnly Affirmed and
Declared before me U/S
CPC / U / §297 (C) CRPC

Notary

Samir Bhattacharya
Notary, Govt. of India
Regd. No. -940/97

06.2.19