

भारतीय गैर न्यायिक

दस  
रुपये

TEN  
RUPEES

रु.10

Rs.10



INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

43AB 636549

BEFORE THE NOTARY PUBLIC, MALDA

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 **M/S. MALDA PROJECTS PVT. LTD.** a Company incorporated under the Indian Companies Act 1956 having its registered office at Rabindra Avenue, P.S.- English Bazar, P.O. & Dist.- Malda promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04.06.2020;

I, **SRI KISHOR KUMAR BHAGAT**, S/o.- Late Sulal Ram Bhagat, Resident of Rabindra Avenue, P.S.- English Bazar, P.O. & Dist.- Malda 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 /has a legal title to the land on which the development of the project is proposed

OR

.....have /has a legal title to the land on which the development of the proposed project is to be carried out

BEFORE THE NOTARY PUBLIC, MALDA

06 JUN 2020

*Kishor K. Bhagat* Contd. Page - 2

*M. S. Das*

Name..... *K. Kishor Bhagat*  
Property identified by the I/O Advocate  
Mr./Miss/Mrs.....

NOTARY  
Malda Bar Association, Malda

*Kishor K. Bhagat*

Identified by me.

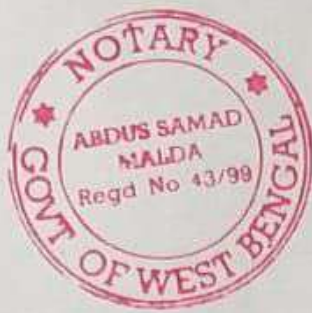
06 JUN 2020

ADVOCATE  
Malda Bar Association, Malda  
T. No. 87397

*Manoj Gupto*  
Advocate, Malda.

06 JUN 2020





(2)

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.

OR

That details of encumbrances ..... including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 3 years.
4. That seventy per cent of the amounts realized 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 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 after it is certified by an engineer, an architect 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 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

**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 Malda on this 6<sup>th</sup> day of June, 2020

Deponent

*Kishu K. Bhagat*

Identified by me.

*Manoj Kumar Das*  
Advocate, Malda.

L. No. 06.. Regd. Book No. 21/200  
Name..... *K. K. Bhagat*  
Property identified by me / Advocate  
M. / Miss/ Mrs. ....  
**NOTARY**  
Malda Sadar, Malda

06 JUN 2020

ADVOCATE  
Malda Bar Association, Malda  
Sl. No. 87397

06 JUN 2020