

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 498359



FORM 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of MR. SUBHANKAR DEY, S/O SUBHAS CHANDRA DEY, RESIDING AT AKAASH APARTMENT, BLOCK - 2/2, 114/W, RAJA SUBODH CHANDRA MULLICK ROAD, KOLKATA - 700 047, DESIGNATION - PROPRIETOR OF M/S. DESCON, promoter of the proposed project "SIMANTINI";

I, MR. SUBHANKAR DEY, S/O SUBHAS CHANDRA DEY, RESIDING AT AKAASH APARTMENT, BLOCK - 2/2, 114/W, RAJA SUBODH CHANDRA MULLICK ROAD, KOLKATA - 700 047, DESIGNATION - PROPRIETOR OF M/S. DESCON, promoter of the proposed project "SIMANTINI", do hereby solemnly declare, undertake and state as under:

That, SMT MADHUMITA CHAKRABARTI GOSWAMI and SRI SOMNATH CHAKRABARTI, have a legal title to the land on which the development of the proposed project "SIMANTINI" is to be carried out,

AND

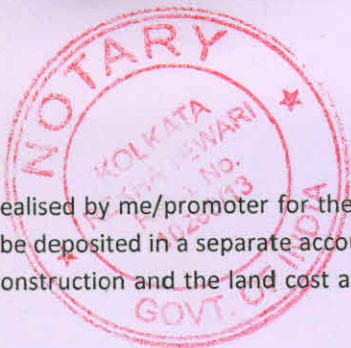
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 08/10/2025.

DESCON
Subhankar Dey
Proprietor

OK
REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

01 FEB 2021




3. That seventy percent of the amount 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I / promoter shall not discriminate against any Allottees 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 there from.

Verified by me at _____ on this _____ Day of _____, 2020.

DESCON
Vishankar Ray Deponent
 Proprietor

Identified by me

SUJAN RAY
 Advocate
 C.M.M. Court, Kolkata

REKHA TEWARI
 NOTARY
 Regn. No.- 10288/13
 C.M.M's Court
 Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
 BEFORE ME ON IDENTIFICATION


REKHA TEWARI
 NOTARY

01 FEB 2021