

Affidavit cum Declaration of NAOOLIN REALCON PVT.LTD represented by its Director DEBASHIS ROY promoter of the proposed project at R.S./L.R.Dag No- 286 Under R.S. Khatian No. 2054, of Mouza Mahisbathan under Electronic Complex Police Station District- North- 24 Parganas. duly authorized by the promoter of the proposed project.

I, DEBASHIS ROY Son of Late Sunil Kumar Roy aged 40 Years R/o Vill-Panapukur, P.O- Bhangar, P.S- Kashipur, Dist- South-24Parganas, Pin- 743-502 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 have a legal title to the land on which the development of the proposed project 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.

- 2. That the said land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by me/ promoter is 31.12.2020 (Project Completion Date).

NAOOLIN REALCON PVT LTD

Shalin)

Director

1 0 JUL 2019

B. N. SAHA NOTARY Bikash Bis we North Block, Gr. Plant Morth Block, Gr. Plant Mathemagar, Kolkas Mathemagar

ара н. 162 этан. 03.06. 2019 Саната на <u>NACOUM Readom</u> RAT. 145. Болтан <u>Малейт тако</u>х, see-v, ка-91 чет. <u>1001</u>-31181267 5 3-2-

মণিকা মন্ডল ষ্ট্র্যাম্প ভেণ্ডার ভাঙ্গড় এ. ডি. এস. আর অঞ্চিস দক্ষিণ ২৪ পরগণা



Freezer Deformine of MARCHER of Statistic to ALL Director of Statistic to the second beits Director DELASHIG ROY processes in proposed products at U.B.Day New 280 Data P.A. Scheman et al. 194 of Theory Statistics ander Desired Complete Policy Income Statistic - Second Statistics ander Desired Complete Policy Income Statistics.

Pagephiles (1) Set of Late Smill former Report of Later Smill File Pagephiles (190). Ifference is the location (100). Comb d'anciente file, 211-502 page 4.1 for property inspect of the authorized for the presentation of the page 4.1 or location (100).

3.1 Shat I bake a basis [1]e to the land of Shat] bis device the total bis project (b or the Letter) of

http://

a legality induces interview of this of such limit slong, while an authors search copy of the agreement between such owner and provider for development of the real estate period (bencharts) in

a performant terms from the set with

Their like (fing period builder affield the profiless that he estimological of all provided to the profiles of the profiles of the profiles of the period of

NADOLIA REALCON PVT LTD

8 C

- 4. That seventy per cent of the amounts realised by promoter for the real cstate, project from the allottees, from time to time, shall be deposited in a separate of w.e. 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 only 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 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 aparticular 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.
- That promoter shall take all the pending approvals on time, from the competent authorities.
- That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
- 10. 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.

NACOLIN REALCON PVY LTD S. Lalint Olrector

508-0144

B. N. SAHA NOTARY 23/2601

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 Vill- Panapukur, P.O- Bhangar, P.S- Kashipur, Dist- South-24Parganas, Pin-743-502 on this 10th day of July 2019

NADOLIN REALCON PVT LYO Director

Deponent

B. N. SAH NOTARY **Bikash Bbs** th Block, Gr. F annagar, Koike West Besight

Declared Before me a Identification of Avocat

SAHA R TARY ٠

identified by me

Advocate

1 G, JUL 2019