



WEST BENGAL

Before the Notary Public
Govt. of India

FORM 'A'
[See rule 3(2)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shivam Asthana son of Sri Vijay Kumar Asthana of 54/10, Debendra Chandra Dey Road, Kolkata- 700 015 promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization through a Power of Attorney dated 17.02.2019:

I, Mr. Shivam Asthana promoter of the proposed project/ duly authorized by the promoter of the proposed project 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 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 31st December 2024.

4. 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.

08 JUL 2019

Shivam
Authorised Signatory

19845

MAHAKOSH PROPERTY DEVELOPERS
54/10, D. C. Dey Road
Kolkata - 700 15

Serial No.....

Name.....

Address.....

08 JUL 2019

Prop:- Srikant Sanyal
Licenced Stamp Vendor
BACHAN GARGA
2 & 3, Bankshall Street
Kolkata - 700 001

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5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 account audited within six months after 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 amount 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 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 any apartment, plot or building, as the case may be, on any grounds.

Mahakosh Property Developers

Shuman
 Authorised Signatory

Deponent

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 Kolkata on this 8th day of July 2019.

Mahakosh Property Developers

Shuman
 Authorised Signatory

Deponent

Identified by me
 Uditan Ch. Jha
 Advocate

Solemnly Affirmed &
 Declared Before me
 on Identification by.....

Sm
 SARBANI MITRA
 NOTARY
 Regd. No.-5515/08



08 JUL 2019