

भारतीय गैर न्यायिक

पचास  
रुपये

भारत

FIFTY  
RUPEES

₹ 50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

AA 130219

NOTARIAL NOTARIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

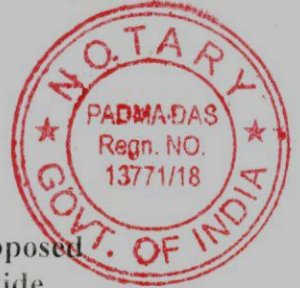
Affidavit cum Declaration of Mr. Vikash Musuddi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 18/11/2020 :

I, Vikash Musaddi Son of Vijay Kumar Musaddi aged 44 years R/o 10/C Ho-Chi-Minh Sarani, Kolkata – 700071 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

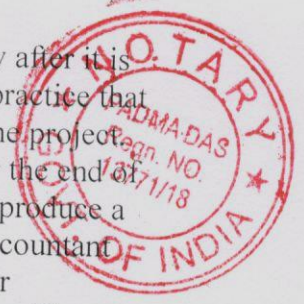
1. That I Manoj Modi & Sanjay Modi has a legal title to the land on which the development of the project is proposed  
And  
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project 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 30/06/2025 (Project Completion Date).
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

30 MAR 2021

PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001



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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter 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.



*[Signature]*  
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 11:30 Hrs on this 30<sup>th</sup> day of March 2021

Deponent

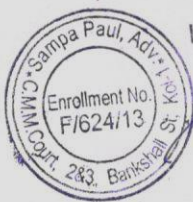
*[Signature]*

**PADMA DAS**  
**NOTARY**  
Regn. No. 1371/18  
C.M.M.'s Court  
Kolkata-700 001

**SOLEMNLY AFFIRMED AND DECLARED**  
**BEFORE ME ON IDENTIFICATION**

**PADMA DAS**  
**NOTARY**

**30 MAR 2021**



Identified by me  
*[Signature]*  
Advocate  
Sampa Paul  
C.M.M. Court Kolkata