

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

36AB 339475

BEFORE THE NOTARY PUBLIC  
AT BIDDHANNAGAR  
DIST.-NORTH 24 PARGANAS




FORM 'A'

[See Rule 3(2)]

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

Affidavit cum Declaration

  
ATTESTED  
S. CHAUDHURI  
\* NOTARY \*  
GOVT. OF INDIA  
Regd. No. 6584/09  
Biddhannagar Court  
Dist.-North 24 Pgs

10 SEP 2020




Affidavit cum Declaration of **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, promoter of the proposed project / duly authorised by the promoter of the proposed project, vide its/his/their authorization dated 22/05/2012;

I, **DEBASIS BISWAS** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- A. M/S Cancun Constructions have/has a legal right to the land on which the development of the proposed project is to be carried out.

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 31/12/2023.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

  
**ATTESTED**  
**S. CHAUDHURI**  
**\* NOTARY \***  
**GOVT. OF INDIA**  
**Regd. No.-6584/08**  
**Bahannaagar Court**  
**Dist.-North 24 Pgs**

**10 SEP 2020**



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 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 there from.  
Verified by me at Kolkata on this 10<sup>th</sup> day of Sept 2020

CANCUN CONSTRUCTIONS  
*Devin mwn*  
PARTNER  
Deponent

*[Signature]*  
**ATTESTED**  
**S. CHAUDHURI**  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bishannagar Court  
Dist -North 24 Pgs

Identified By Me  
*Manoj Basu*  
ADVOCATE

MANOJ BASU  
Advocate  
Enrollment No.-F-24712008  
Bishan Nagar Court  
Kolkata-700004

**11 0 SET 2020**