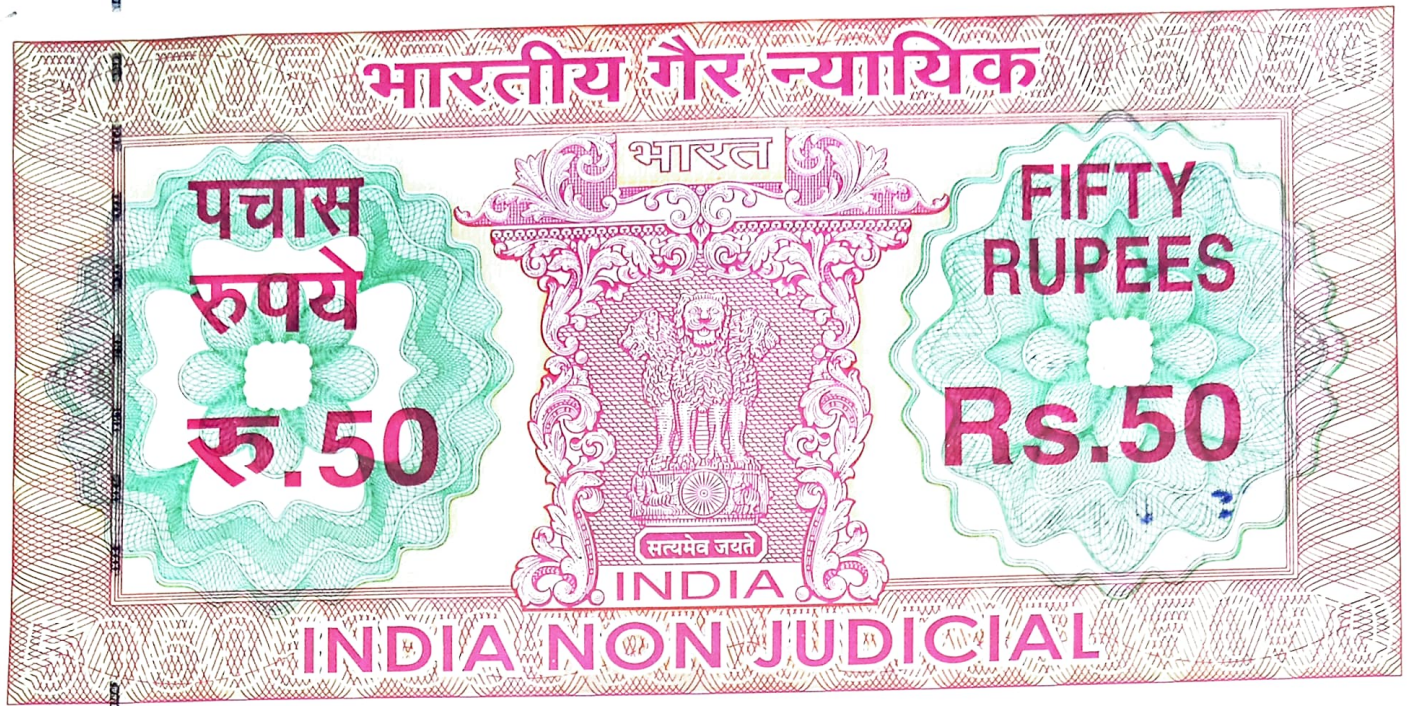




पश्चिम बंगाल WEST BENGAL

AE 892997



BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

FORM - 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Rishad Ramchandani Promoter of the proposed project;

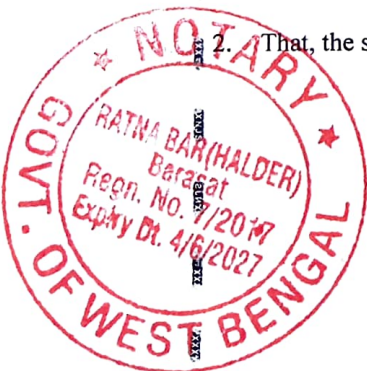
I, Rishad Ramchandani Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

AND

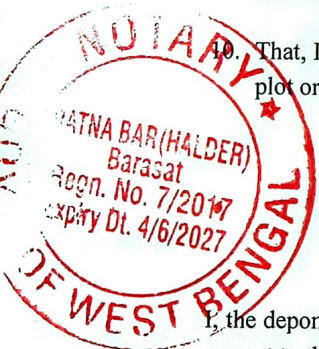
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.



28 APR 2023

3. That the time period within which the project shall be completed by me/Promoter is 30th September, 2026.
4. That, seventy per cent of the amounts realized 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.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 28th day of April, 2023.

Deponent

Master Properties Pvt. Ltd.

R Ramchandani

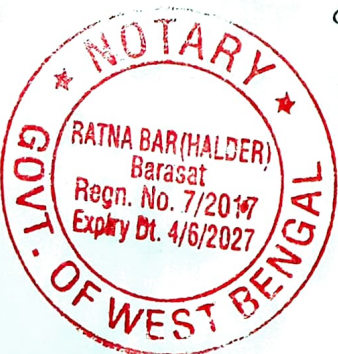
Director

Master Properties Pvt. Ltd.

R Ramchandani

Director
Deponent

28 APR 2023



Solemnly Affirmed on
28th day of April, 2023
Identified by Sri /Smt
D.K. Pal Advocate

Ratna Bar (Halder)
RATNA BAR (HALDER)
Notary Public
Govt of W.B.
Barasat, N 24 Pgs.
Regn. No. 7/2017
Expiry Dt. 4/6/2027

DIPAK K. PAL
ADVOCATE
B.Sc. LL.B.
Chattogram Bar Association

Ratna Bar (Halder)
CHECKED BY

28 APR 2023