



BEFORE THE NOTARY PUBLIC
Form 18
HOWRAH
82AB 565478
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Tirupati Constructions, promoter of the proposed project Swastik Apartment:

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

1. Smt Dipali Mukherjee (*Landowner*) 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 31/03/2024.

LAXMIKANTA DAS
NOTARY HOWRAH

27 APR 2023

Me/4

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

[Handwritten Signature]

[Handwritten Signature]

[Handwritten 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 Howrah on this 26th Day of April 2023

[Handwritten Signature]

[Handwritten Signature]
Deponent



SOLEMNLY AFFIRMED & DECLARED
BEFORE ME BY THE DEPONENT ON
IDENTIFICATION BY ADVOCATE

[Handwritten Signature]
ADVOCATE

Place Judges' Cot
Howrah-711 101
W.B India

LAXMIKANTA DAS
NOTARY HOWRAH
Govt. of West Bengal

27 APR 2023