

पश्चिम बंगाल WEST BENGAL
FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration



Affidavit cum Declaration of M/s HBR Projects LLP having its registered office at 207, A.J.C. Bose Road, Kolkata - 700017 West Bengal , promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its board resolution dated 01/09/2018 represented by its Designated Partner Mr. Harsh Vardhan Patodia, son of Lt. Gopal Prasad Patodia , residing at 5F/2, New Road, Alipur, Alipore H.O. Kolkata – West Bengal - 700027

We do hereby solemnly declare, undertake and state as under:

1. That the owners namely (1) Lalam Plaza Private Limited , (2) Trijal Enclave Private Limited , (3) Ample Villa Private Limited , (4) Darshil Heights Private Limited , (5) Ajanya Construction Private Limited and (6) Ajanya Enclave Private Limited have a legal title to the land of the proposed project 'UNIMARK SPRINGFIELD ROYAL I (PHASE - I)' measuring about 53.3056 decimals more or less, comprised in LR Dag Nos. 3507 and 3508, being portion of the municipal premises No. RGM-5/3, Block - I, Ward No. - 4, Mouza Gopalpur, J.L. No. 2 of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), North 24 Parganas, Police Station Airport, Kolkata - 700136 , West Bengal

L. ray

HBR Projects LLP
207, A. J. C. Bose Road
Kolkata - 700 017

20509

29 JAN 2019

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 x 3, K. S. Roy Road, K

29 JAN 2019

29 JAN 2019



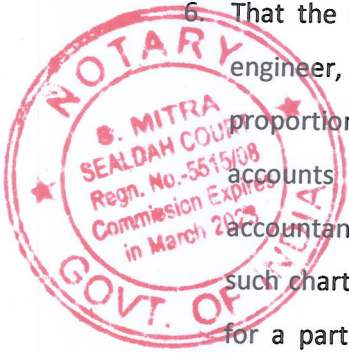
Stamp	
Value	
Quantity	
Total	

Sl. No.	Description	Value	Quantity
1	Stamp		
2	Stamp		
3	Stamp		
4	Stamp		
5	Stamp		
6	Stamp		
7	Stamp		
8	Stamp		
9	Stamp		
10	Stamp		
11	Stamp		
12	Stamp		
13	Stamp		
14	Stamp		
15	Stamp		
16	Stamp		
17	Stamp		
18	Stamp		
19	Stamp		
20	Stamp		
21	Stamp		
22	Stamp		
23	Stamp		
24	Stamp		
25	Stamp		
26	Stamp		
27	Stamp		
28	Stamp		
29	Stamp		
30	Stamp		
31	Stamp		
32	Stamp		
33	Stamp		
34	Stamp		
35	Stamp		
36	Stamp		
37	Stamp		
38	Stamp		
39	Stamp		
40	Stamp		
41	Stamp		
42	Stamp		
43	Stamp		
44	Stamp		
45	Stamp		
46	Stamp		
47	Stamp		
48	Stamp		
49	Stamp		
50	Stamp		



a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 the promoter is 31-12-2021
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.
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, that the 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.



L. way
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verify by me at Kolkata on this 15th day of March, 2019

L. way
Deponent

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

[Signature]
SARBANI MITRA
NOTARY
Regd. No.-5515/08

15 MAR 2019

IDENTIFIED BY ME

[Signature]
ADVOCATE