



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 377004

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Shashank Sudhir Goenka duly authorized by the promoter of the proposed project vide its authorisation dated 28-11-2018:

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshell Street
Kolkata-700 005

Shashank

28 DEC 2018

I, Shashank Sudhir Goenka Son of Shri Sudhir Goenka aged 34 yrs. R/o Flat No. - 12, 3rd Floor Maheshwari Niketan, Pedder Road, Near Jaslok Hospital, Cumballa Hill, Mumbai, Maharashtra - 400026 and also at 164/1 Manicktala Main Road, Kolkata 700054, West Bengal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to 1/11th of the land on which the development of the project "MEGHMANI" is proposed at premises no. 1806, Laskarhat, Picnic Garden Road, Kolkata 700039, West Bengal.

And

RITURAAJ BUILDERS PVT. LTD.; BANKE BIHARI ENCLAVE PVT. LTD.; DRISHTINANDAN DEVELOPERS PVT. LTD.; ENDIVE VANIJYA PVT. LTD.; KSHETRAJIVI AGRO PVT. LTD.; PRITHIWIRAJ REAL ESTATES PVT. LTD.; SURADHANI REAL ESTATES PVT. LTD.; SURYADRIPTI PROPERTIES PVT. LTD.; RAPID HOUSING SOLUTIONS PVT. LTD. And GOLDMOON DEALERS PVT. LTD has a legal title to the land on which the development of the proposed project 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 details of encumbrances.

Project Loan Letter or Agreement dated 27th September 2016 by Housing Development Corporation Limited for amounting Rs. 25.00 Crore.

3. That the time period within which the project shall be completed by me/ promoter is 27th April 2021.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

APPROVAL ON TIME FROM
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M.'s, Court
2 & 3 Bankshall Street
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28 DEC 2018

Shashank

9. That promoter have / 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.


Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

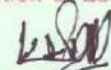
Verified by me on this 28th day of December 2018.


Deponent

Identified by me


Advocate

Solemnly Affirmed & Declared Before
me on identification of Ld. Advocate


KAMAL KUMAR PAUL, NOTARY
Govt of India, Regn No 2700/04

28.12.18

28 DEC 2018



✓
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
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