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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AA 558537

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

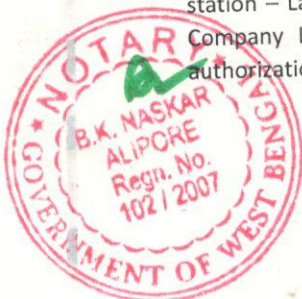


FORM 'A'
(See rule 3(2))

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

Affidavit cum Declaration

Affidavit declaration of Mr. Deepak Harlalka (PAN No.AASPH2187H), son of Sri Nand Kishor Harlalka, residing at Ujjas, Block-12, Flat-120301, 69 S.K. Deb Road, Post Office – Sribhumi, Police station – Lake Town, Kolkata – 700048, duly authorized by the promoter, GGL Hotel and Resort Company Limited of the proposed project, Ganga Kutir Residency Limited Edition, vide its authorization dated 23rd March, 2018.



04 SEP 2019

I, Mr. Deepak Harlalka, duly authorized by the promoter, GGL Hotel and Resort Company Limited of the proposed project, Ganga Kutir Residency Limited Edition do hereby solemnly declare, undertake and state as under:

1. That Rising Towers Private Limited has a legal title to the land on which the development of the proposed project, Ganga Kutir Residency Limited Edition 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, Rising Towers Private Limited and promoter, GGL Hotel and Resort Company Limited 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 promoter, GGL Hotel and Resort Company Limited is 20th September, 2022.
4. That seventy percent of the amounts realised by promoter, GGL Hotel and Resort Company Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and 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 promoter, GGL Hotel and Resort Company Limited shall take all the pending approvals on time, from the competent authorities.
8. That Promoter, GGL Hotel and Resort Company Limited has furnished such others documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter, GGL Hotel and Resort Company Limited 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

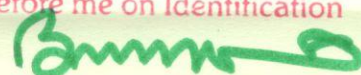
The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 4th day of September, 2019.


Deponent



Solemnly Affirmed & Declared
Before me on Identification


B. K. NASKAR, Notary
Alipore Police Court, Kol-27
Regn No 102/2007

Identified by me
Soumak Bindu
Advocate