



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 282981



BEFORE THE NOTARY PUBLIC

FORM-A
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Prabir Roychowdhury and Mr. Abir Roy Chowdhury, developer of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 3rd June 2019:

We, Prabir Roychowdhury Son of Late Netai Roychowdhury aged 54 years, R/o BF -14, Sector – 1, Salt Lake City, Kolkata – 700 064 and Abir Roy Chowdhury Son of Prabir Roychowdhury aged 25 years R/o BF -14, Sector – 1, Salt Lake City, Kolkata – 700 064 developer of the proposed project / duly authorized by the promoter, of the proposed project do hereby solemnly declare, undertake and state as under:

Earthwork Nirman Pvt. Ltd.

Abir Roy Chowdhury
Authorised Signatory

Earthwork Nirman Pvt. Ltd.

Prabir Roy Chowdhury
Director

B. N. SAHA
NOTARY
Bikash Ghose
North Block, Gr. Floor
Mukhannagar, Kolkata
West Bengal

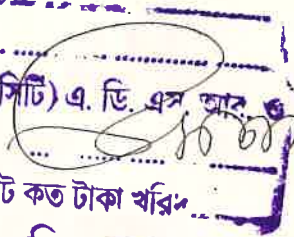
09 JUL 2019

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Lawson Wong NPL
C/O. Lawson Wong, Bantale
400-136

ক্রেতার নাম
স্ট্যাম্প ভেতার স্বাক্ষর
বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এস. ডাব.
মোট স্ট্যাম্প ক্রয় তাং
চালান নং.....মোট কত টাকা খরিদ



24 JAN 2019

ট্রাজারী বারাকপুর ভেতার-মিতা দত্ত

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1. The Promoters have 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 developer 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 us is 31.12.2022 with a grace period of 6 (six) months i.e, 30.06.2023.
4. That seventy per cent of the amounts realised by developer 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 developer 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 developer shall take all the pending approvals on time, from the competent authorities.
9. That developer have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That developer shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Earthwork Nirman Pvt. Ltd

Abin Roy Chowdhury
Authorised Signatory

Earthwork Nirman Pvt. Ltd.

Abin Roy Chowdhury
Director

Deponent

Verification

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

Verified by me at _____ on this _____ day of _____.

For Earthwork Nirman Pvt. Ltd

Abin Roy Chowdhury
Authorised Signatory
Identified by me
[Signature]
Advocate

Earthwork Nirman Pvt. Ltd.

solemnly Affirmed
&
Declared Before me
a Identification of Advocate

Abin Roy Chowdhury
Director

Deponent

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Bishanagar, Kolkata
West Bengal

B. N. SAHA
NOTARY

09 JUL 2019

