

10898/19

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



BEFORE THE NOTARY
Basimat Sub-Division
Dist. North 24 Parganas
31AB 605636

बंगाल WEST BENGAL

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 Mr/Ms. Ashoke Dutta, Promoter of the proposed project/duly authorised by the Promoter of the proposed project, vide its/his/their authorization dated 15.07.2019.

1. That I/Promoter have/has a legal title to the land on which the development of the project is proposed
OR

_____ have/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.

OR

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That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is _____.

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 & 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

7. That I/Promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act

9. 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.

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 Basirhat on this 15th day of July, 2019

Ashoke Dutta
Deponent.

ATTESTED

Ator Ali 15.07.19

Ator Ali
NOTARY
Regd. No.-17/2002
Expiry Date : 27-08-2022
Basirhat Sub-Division
Dist. North 24 Parganas

15 JUL 2019

