

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 775962



FORM 'A'

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

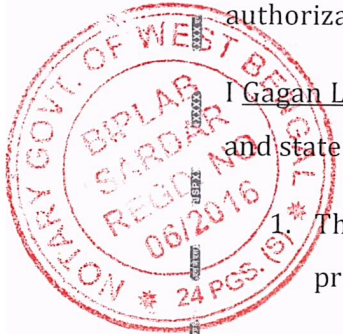
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gagan Lohia promoter of the proposed project, vide his authorization dated 23rd Day of December 2020.

I Gagan Lohia promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the proposed project is to be carried out

22 FEB 2021

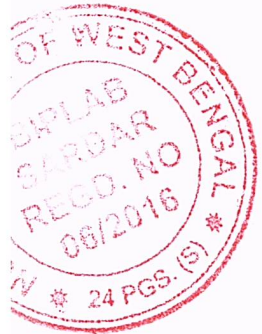




AND

a legally valid authentication of title of such land along with an authenticated copy of 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.
3. That the time period within which the project shall be completed by me/promoter is 16th March 2026.
4. That the seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that I/promoter shall get the accounts audited within six months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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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, or any grounds.



REALMARK KARYO NEER LLP

Deponent

Designated Partners/Authorised Signatory

22 FEB 2021



Verification

The contents of my above Affidavit cum Declaration are true and correct and material has been concealed by me therefrom verified by me at Kolkata on this day of 22nd day of February 2021.

REALMARK KABYO NEER LLP

Designated Partners/Authorised Signatory
Deponent



Identified by me

Advocate

Solemnly Affirmed & Declared
before me on this date

BIPLAB SARDAR
NOTARY
Regd. No. : 06/2016
Govt. of West Bengal

22 FEB 2021