

पश्चिम बंगाल WEST BENGAL

33AB 746369

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

FORM 'A'

[See rule 3(2)]

N.R.SL. NO. 32657
Date 02 NOV 2019

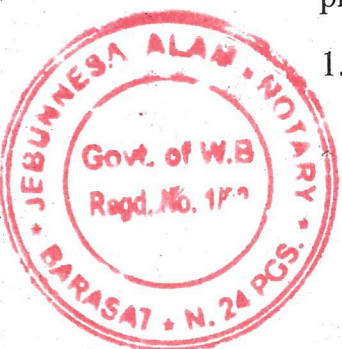
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Biswanath Sarkar promoter of the proposed project /duly authorization dated. 02/11/2019;

I, **BISWANATH SARKAR**, S/O-Late Sanat Kumar Sarkar, residing at No. 13 Bhattacharjee Para Lane Kolkata-700036 Post +P.S Baranagar Dist: North 24 Parganas promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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



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Biswanath Sarkar

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 05/10/2021.
4. That seventy percent 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 schedule 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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
7. 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 have / 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, on any grounds.



Biswanath Sarkar,

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 02nd day of November, 2019.

Solemnly affirmed on 2/11/19
 by the party being duly identified by
 Advocate S. K. Bhowmik
 This document contains 2
 pages and is checked by
[Signature]
 Notary Clerk

Biswanath Sarkar,

Deponent

Identified by me.
[Signature]
 Associate.

2/11/19
 (Jebunnesa Alam)
 Notary Public, Barasat
 North 24 Pgs., REGN No. 1/19

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