



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

NOTARIAL

NOTARIAL

AB 415783

FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. Amarjit Banthia duly authorized by the promoter of the proposed project vide their authorization dated 01.12.2018.**

I, Amarjit Banthia Son of Late Bhikam Chand Banthia aged 50 yrs R/o 2 Justice Chandra Madhab Road, Kolkata-700020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1

SRIRAAJ BARDHAN JAYASWAL 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.

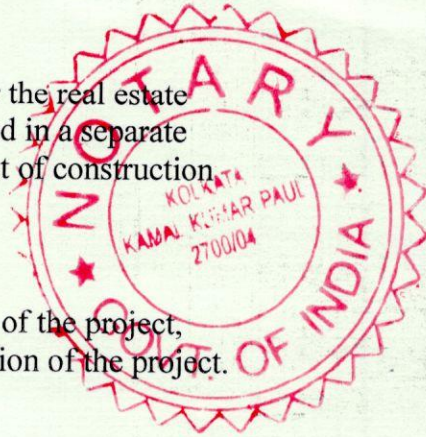
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 18.12.2021 (Project Completion Date).

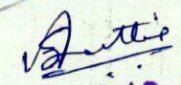
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA

Regd. No.2700/04  
C.M.'s. Court

2 & 3 Bankshall Street

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

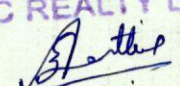



**VAC REALTY LLP**  
  
 Designated Partner  
 Deponent

**Verification**

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

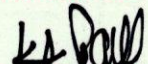
Verified by me at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.

**VAC REALTY LLP**  
  
 Designated Partner  
 Deponent

Certified by me  
  
 Advocate

**KAMAL KUMAR PAUL**  
 NOTARY GOVT. OF INDIA  
 Regd. No. 2700/04  
 C.M.M.'s, Court  
 2 & 3 Bankshall Street  
 Kolkata

Signature Attested Only  
 on Identification of Ld. Advocate

  
**KAMAL KUMAR PAUL**  
 NOTARY GOVT. OF INDIA