

108-19-8-2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 646188



FORM-A
[SEE RULE 3(2)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S HAPPY MONTY'S REAL ESTATES PRIVATE LIMITED**, the promoter of the project named **HAPPY GARDEN**, being represented by its Authorized Signatory, Mr. Yashwant Kumar Singh (DIRECTOR), son of RAM PRAVESH SINGH of 77/2/2A LENIN SARANI, KOLKATA- 700013, Post Office- Taitalla , Police Station- Taitalla vide its authorization letter dated 28.12.2018

19 AUG 2020



I, Yashwant Kumar Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. Happy Monty's real Estates Private Limited, 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 the 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 promoter is 31.12.2021
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoter shall get the accounts audited within six months after the end of every financial year by a chartered account in practice, and shall produce a statement of accounts duly

19 AUG 2020

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 promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That promoter 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.



Suma
Deponent

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 Howrah on this 19th day of August, 2020:

ON IDENTIFICATION OF THE
ADVOCATE SIGNATURE/TL
ATTESTED
Swarna Das
SWARNA DAS
NOTARY GOVT OF INDIA
REG. No. 13813/13
JUDGES COURT, HOWRAH

19 AUG 2020

Suma
Deponent

Identified by me

Saumen Patra
Advocate