

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

**FORM - A**

[Sec Rule 3(2)]

**Affidavit cum Declaration**



23AB 642542

Affidavit cum Declaration of Mr RAM NARESH AGARWAL duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03.06.2015;

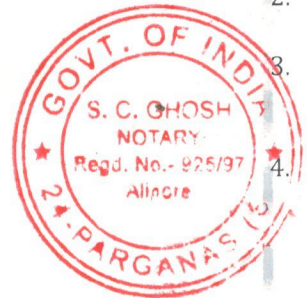
I, RAM NARESH AGARWAL, S/o Late N.K. Agarwal, aged about 52 years, residing at F No 5B, 135G, S.P. Mukherjee Road, Kolkata- 700026, Police Station- Tollygunge, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners namely SHAH PROJECTS PVT LTD 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 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 27.03.2024.
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



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For SRIJAN REALTY (P) LTD.



Director / Authorised Signatory

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

✓ For **SRIJAN REALTY (P) LTD.**

*Ranjan Das*  
Director / Authorised Signatory

Verification

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 KOLKATA on this 22 day of Apr, 2019.



Solemnly Affirmed & Declared  
before me on Identification

*S. C. Ghosh*  
S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97, Govt. of India

Deponent

✓ For **SRIJAN REALTY (P) LTD.**

*Ranjan Das*  
Director / Authorised Signatory

Identified by me

*[Signature]*  
Advocate

22 APR 2019