

SL. NO. 46

21 SEP 2020

TO BE PRINTED AND NOTARIZED ON RS.100 STAMP



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY  
GOVERNMENT OF INDIA

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Smt. Maya Rani Ghosh, promoter of the proposed project / duly authorized by the promoter of the proposed project vide her authorization dated 21/09/2020:



Smt. Maya Rani Ghosh, Wife of Sri Paresh Chandra Ghosh aged about 58 years R/o Kalyani Court, Manasatala Lane, P.O: Kanchrapara, P.S.: Bizpur, Dist: 24 Pgs(N), 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 I / promoter have/has a legal title to the land on which the development of the project is proposed .

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 byme/ promoter is \_15/12/2021 (Project Completion Date).

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NOTARY 10332  
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4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.



Maya Rani Ghosh  
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 01:15 pm on this 21st day of September 2020.

Maya Rani Ghosh  
Deponent

21 SEP 2020

SOLEMNLY AFFIRMED  
DECLARED BEFORE ME  
  
SWAPAN NAG  
NOTARY 10332  
GOVT. OF INDIA