



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 651922

Before the Notary at Barulpur  
Kolkata- 700144  
West Bangal, India

Form-'A'

Under Rule 3(2) of West Bengal Housing

Industry Regulation Rules, 2018

**AFFIDAVIT CUM DECLARATION**

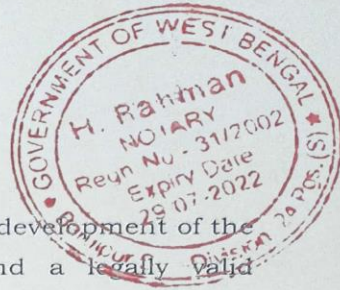


I, (1) **UTPAL GHOSH**, son of Late **SUKUMAR GHOSH**, residing at 2/59/1 **NETAJI NAGAR** , Post Office- **REGENT ESTATE**, Police Station – Netaji nagar, Kolkata – 700092, District – South-24 Parganas, , being the proprietor of the **M/S. SUNITI PROPERTIES**, a Proprietorship Firm having its registered office at 2/59/1 Netaji Nagar, **P.O.-Regent Estate & P.S.- Netaji Nagar, Kolkata-700092**, the Developer of the project Christened “**RADHA NIBAS**”, being Premises No. 349/308 Netaji Subhas Chandra Bose Road Police Station – Netaji Nagar , Post Office – Regent Estate, Kolkata – 700092, District Kolkata, do hereby solemnly declare, undertake and state as under:



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1. We 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/s 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 project will be completed by us as per sanctioned building plan vide building permit No. 2020100073 dated **14/10/2020** duly sanctioned by the **THE KOLKATA MUNICIPAL CORPORATION, KOLKATA** and it will be completed within 13/10/2025.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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



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project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

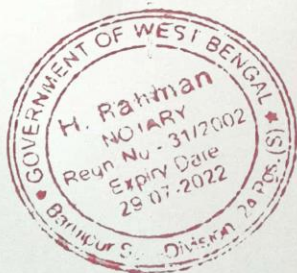
Utpal Ghosh

Deponent

#### 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 Barrackpore on this 29 day of January, 2021



Identified by me  
DRAFTED & IDENTIFIED BY  
Aish  
Advocate

Utpal Ghosh

Deponent

29 JAN 2021