

C-04/21

18 2 SEP 2021



पश्चिम बंगाल WEST BENGAL

57AB 037183



FORM 'A'
[See rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Miss. Kriti Safui daughter of Late Rana Safui and Miss Reeti Safui daughter of Late Rana Safui, promoter of the proposed project.

We, Miss. Kriti Safui daughter of Late Rana Safui and Miss Reeti Safui daughter of Late Rana Safui, both are residing at 101/3, Garfa Main Road, P.S – Garfa, Kolkata - 700075, promoter of the proposed project hereby solemnly declare, undertake and state as under :

1. That We promoter has a legal title to the land on which the development of the proposed project is to be carried out

AND

18 2 SEP 2021

2442

Sl. No.Sold to.....

Address.....

P. K. DAS
Advocate
Sealdah Court
Kolkata-700014

A. K. Maity

Licensed Stamp Vendor

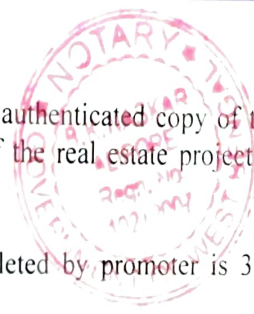
10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:....., Sign.....

12 APR 2021



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 promoter is 31st August 2023.
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 That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered account 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

R. S. CONSTRUCTION
Reeti Sofui *Keeti Sofui*
 Partner
 Deponent

Verification

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

Verified by me at Kolkata on this 2nd day of September 2021.

R. S. CONSTRUCTION
Reeti Sofui *Keeti Sofui*
 Partner
 Deponent



Identified by me
 Advocate

I, T. I. (s) Signature(s) of the
 Executant attested by me on identification

Banu

R. K. NASKAR
 Notary, Kolkata
 Court, of West Bengal, Regn. No. 102/2007
 Alipore Police Court,
 Kolkata - 700027

10 2 SEP 2021