

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

24AA 346141

FORM 'A'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. TIRUPATI TOWER PVT LTD., promoter of the proposed project vide its authorization dated - 08.04.2019


We, TIRUPATI TOWER PVT LTD, promoter of the proposed project do hereby solemnly declare undertake and state as under :

1. (i) Dr(Mrs) Sarbani Mukherjee, (ii) Dr Biswajit Banerjee and (iii) Dr Indrajit Banerjee 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 us, the promoter is by 31<sup>st</sup> March, 2021

  
REKHA TEWARI  
NOTARY  
Regn. No. - 10258/13  
C.N.M.'s Court  
Kolkata - 700 001

For TIRUPATI TOWER (P) LTD.


  
Director

10 APR 2019



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For Tirupati Tower Pvt Ltd


  
Vijay Narayan Rathi  
Director  
DIN-00103243

### VERIFICATION

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at 1, Garstin Place, Kolkata-700001. On this 08th day of April, 2019

For Tirupati Tower Pvt Ltd

  
Vijay Narayan Rathi  
Director  
DIN-00103243

**REKHA TEWARI**  
NOTARY  
Regn. No. - 10000/13  
C.M.M's Court  
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

  
REKHA TEWARI  
NOTARY

Identified by me

Advocate  
SUDAN RAY  
CMM COURT

10 APR 2019