

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

20AB 907676



FORM 'A'



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr Vijay Narayan Rathi, son of Late Satya Narayan Rathi, residing at 67/1, Block 'A', Lake Town, Director of TIRUPATI TOWER PVT LTD., promoter of the proposed project vide its authorization dated - 02.05.2019


I, being the Director of TIRUPATI TOWER PVT LTD, herein after referred to as the 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

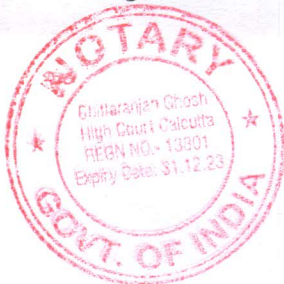
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 31st March, 2021


CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13801
High Court Calcutta


07 MAY 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, the promoter of the proposed project shall take all the pending approvals on time, from the competent authorities.
8. That we, the promoter of the proposed project have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we, the promoter of the proposed project 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 07th day of May, 2019

For Tirupati Tower Pvt Ltd

Vijay Narayan Rathi
Director
DIN-00103243

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13801
High Court Calcutta

ATTESTED BY ME

C. R. GHOSH
Regn. 13801
NOTARY
High Court Calcutta

07 MAY 2019