

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 082934

Form - A

[see rule 3 (2)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Raghav Agarwal, Promoter of the proposed project namely "NAVYUG MODEL" duly authorized by the promoter of the proposed project, namely NAVYUG AWAS PRIVATE LIMITED, vide its/his/their authorization dated ...16.10.2019

I, Raghav Agarwal the Director of NAVYUG AWAS PRIVATE LIMITED, son of Rajiv Agarwal aged 25 years residing at 10, Alipore Park road, Kolkata, West Bengal, Promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. M/S Bitra Properties Private Limited, Shri Agnidipto Tarafder, Smt. Chaitali Tarafder, Shri Arindam Tarafder, Smt. Chaitali Tarafder, Shri Susanta Das, Shri Prosanta Das, Smt. Pratima Mondal, Smt Kalpana Das, Shri Sadananda Das have a legal title to the land on which the development of the project is proposed.

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.



23 APR 2019

03 APR 2019

SL NO 343 DATE

NAME

ADDRESS

RS

K. Acharyya (Adv)
Alipore Judges' Court, Kol-27

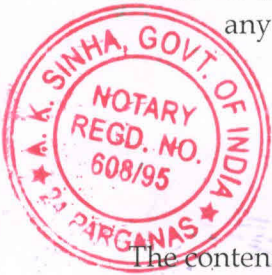
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



03 APR 2019



2. That the said land is free from all encumbrances.
3. That the time period within which the period shall be completed by me/promoter is 30th June, 2020.
4. That seventy per cent of the amounts realized by me/promoter 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 statements of accounts duly certified and signed by such chartered accountant and it shall be verified duly 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 I/promoter shall take all the pending approvals on time , from the competent authorities.
8. That I/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.



Verification

The contents of my Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from. **23 APR 2019**

Verified by me at Kolkata on this 21st day of April, 2019.

NAVYUG AWAS PRIVATE Limited

Raghu Agarwal
Director

Identified by me

[Signature]
Advocate

**Solemnly Affirmed & Declared
before me on Identification**

[Signature]

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

23 APR 2019