



INDIA NON J

पश्चिम बंगाल WEST BENGAL  
FORM 'A'

[See rule 3(2)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORISED BY THE PROMOTER**

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Pawan Kumar Agarwal son of Sri Boduram Gupta of 27, Brabourne Road, Narayani Building, 1<sup>st</sup> Floor, Room No. 101, Kolkata – 700 001 being Designated Partner M/s Riya Manbhari Projects LLP as duly authorised for the proposed project vide its resolution dated 07.02.2019;

I, Pawan Kumar Agarwal Designated Partner of promoter M/s Riya Manbhari Projects LLP do hereby solemnly declare, undertake and state as under:

1. That M/s Mistflower Enclave Private Limited & Others 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 owners and promoter for development of the real estate project is enclosed herewith.

REKHA TEWARI  
NOTARY  
Regn. No. 10288/13  
C.M.M's Court  
Kolkata - 700 001

Contd. .... P/2





2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 30.09.2022
4. That seventy per cent. of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
7. That the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

*Pawan Agarwal*  
Deponent

### Verification

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

Date: 19/02/2019

Place: Kolkata

*Pawan Agarwal*  
Deponent

Identified by me

*[Signature]*  
Advocate  
SUJAN RAY  
CMM COURT



REKHA TEWARI  
NOTARY  
Regn. No.- 10283/13  
C.M.M's Court  
Kolkata - 700 011

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
REKHA TEWARI  
NOTARY