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अभिमतक पश्चिम बंगाल WEST BENGAL

41AB 240225

Form-'A'

Under Rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018
 BEFORE THE NOTARY PUBLIC AT BANGALURU KOLKATA-700144



AFFIDAVIT CUM DECLARATION

WE, (1) PARVEEN AGARWAL, son of Late Rajendra Kumar Agarwal, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Post Office- Garia, Police Station - Sonarpur, Kolkata - 700084, District - South-24 Parganas, AND **(2) PRATIK LAKHOTIA**, son of Late Suresh Chandra Lakhota, residing at 8/10/1, Alipore road, P.O.- Alipore, P.S. - Alipore, Kolkata-700027, District - South-24 Parganas, being the partners of the **M/S. LA REALTY**, a Partnership Firm having its registered office at **P-16, C.I.T. Road, P.O. & P.S.- Entally, Kolkata-700014**, the Developer of the project Christened "**LA FORTUNA**", being Holding No. 396 within the Limits of Bonboghly 1, Gram Panchayat, Police Station - Narendrapur (formerly Sonarpur), Post Office - Narendrapur, Kolkata - 700103, District South 24 Parganas, do hereby solemnly declare, undertake and state as under:



05 MAR 2020

6444 Date 19-2-26

Address

Value 177

সিস্টামে (ব্যক্তি)

খরিদে জিএসসি কর
৬/২১

Govt Stamp Vender
SABYASACHI DEB
Soparpur A.D.S.R.O., Kol-150



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1. We 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/s 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 project has been completed by us as per sanctioned building plan vide plan No. **590/720/KMDA dated 13.12.2019** duly sanctioned by the Zila Parishad, South-24 Parganas. and project completion date is December, 2022.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

05 MAR 2020





- 7. That we shall take all the pending approvals on-time, from the competent authorities.
- 8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That we shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

Parveen Agarwal
 PARVEEN AGARWAL
Pratik Lakhota
 PRATIK LAKHOTIA
 Deponent

Verification

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

Verified by me at Kolkata on this 05th day of March



2020
05 MAR 2020

Identified by me

Arsh D.
 Advocate

Parveen Agarwal
 PARVEEN AGARWAL
 Deponent

I solemnly affirm & declared before me or Identification at Barabur Civil & Criminal Court under Notaries Act 1952

P.K. Palit
 NOTARY, Govt. of W.B.
 Regd. No. 32 of 2007