

पश्चिम बंगाल, पश्चिम बर्धमान जिल्ला, WEST BENGAL, District of West Bengal, Durgapur, 43AB 418750  
FORM 'A'  
[See rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **SHYAMAL DUTTA** s/o Late Santi Ranjan Dutta, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at 11/35 SEPCO Township, B-Zone, Durgapur - 713205, Dist : Paschim Bardhaman, West Bengal and promoter of the proposed project authorized by the promoter of the proposal project.

I, **SHYAMAL DUTTA** promoter of the proposed project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I, **SHYAMAL DUTTA** (Promoter) has 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 arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

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01 OCT 2020

Solemnly Affirmed & declared  
before me on identification

Mrs. A. Banerjee, Notary  
Durgapur, Bardhaman, W.B.  
Reg. No. 43/2007 Govt. of W.B.


2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 29/09/2023.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all pending approvals on time, from the competent authority.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That 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.

Manali Construction  
Proprietor  
Shyamal Dutta  
Manali Construction  
Proprietor  
Deponent

**Verification**

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

IDENTIFIED BY ME

  
ADVOCATE

Verified by me at 1st on this Oct day of 2020



Solemnly Affirmed & declared  
before me on identification

Mrs. A. Banerjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No. 40/2007 Govt. of W.B.

Deponent

Manali Construction  
Proprietor  
Shyamal Dutta

01 OCT 2020