



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

28AB 529734

FORM 'A'

[See rule 3(2)]

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

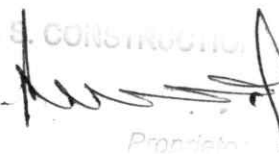
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rana Safui promoter of the proposed project of the proposed project.

I, Rana Safui son of Late Bibhupada Safui, residing at 101/3, Garfa Main Road, Kolkata – 700075, promoter of the proposed project hereby solemnly declare, undertake and state as under :

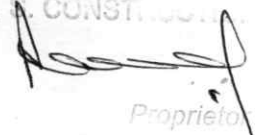
1. That I promoter has a legal title to the land on which the development of the proposed project is to be carried out

AND

R. S. CONSTRUCTION

Proprietor

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.

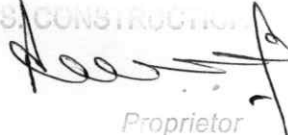
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st December 2019.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 account 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 the pending approvals on time, from the competent authorities.
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.

R. S. CONSTRUCTION

Proprietor
Deponent

Verification

The contents of may above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 4th day of June 2019.

R. S. CONSTRUCTION

Proprietor
Deponent