

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 Mr. ~~Ms.~~ Aswini K. Dey promoter of the proposed project / ~~duly authorized by the promoter~~
~~of the proposed project, vide its/his/their authorization dated _____;~~

I, Aswini K. Dey promoter of the proposed project / ~~duly authorized by the promoter of the proposed project do~~
hereby solemnly declare, undertake and state as under:

1. That I / ~~promoter~~ have / ~~has~~ a legal title to the land on which the development of the project is proposed

~~-OR-~~

~~_____ have/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 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.

~~-OR-~~

~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in
or over such land, along with details.~~

3. That the time period within which the project shall be completed by me / ~~promoter~~ is 18 months.

4. That seventy per cent of the amounts realised by me / ~~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.

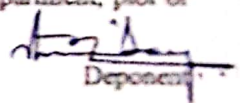
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to
the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and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 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 I / ~~promoter~~ shall take all the pending approvals on time, from the competent authorities.

9. That I / ~~promoter~~ have / ~~has~~ furnished such other documents as have been prescribed by the rules and regulations
made under the Act.

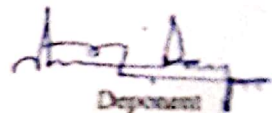
10. That I / ~~promoter~~ shall not discriminate against any allottee at the time of allotment of any apartment, plot or
building, as the case may be, on any grounds.


Deponent

Verification

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

Verified by me at Kolkata on this 19th day of January 2019.


Deponent