



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

20AB 437765



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

BEFORE THE NOTARY PUBLIC
AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Anil Kumar Saraf promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15-07-2019

We GRAP REALTY PVT. LTD. promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Gangotri Marcom Pvt. Ltd. & Others have/has a legal title to the land on which the development of the proposed is to be carried out.

AND

A legally valid authentication of title of such land with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Rathbannagar, Kolkata
West Bengal

GANGOTRI DEALMARK PVT. LTD.
GANGOTRI MARCOM PVT. LTD.
GANPATI MARCOM PVT. LTD.
PUSPANJALI COMMERCIAL PVT. LTD.
RADHA KRISHNA MARCOM PVT. LTD.
RHLASH MARCOM PVT. LTD.
RUPITH COMMERCIAL PVT. LTD.
TARAPITH DISTRIBUTORS PVT. LTD.
TARAPITH MERCHANTS PVT. LTD.

Vivek Saraf
DIRECTOR

GRAP REALTY PVT. LTD.
Anil Kumar Saraf
DIRECTOR

02 AUG 2019

189201

29 JAN 2018

29 JAN 2018

GRAP REALTY PRIVATE LIMITED
 170, Chittaranjan Avenue
 Room No. 4, Metro Tower
 Kolkata - 700 007
 Ph : +91 88205 10101 / 30339
 ADL
 RS.....
 29 JAN 2018
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 27 B, R. S. Ray Road, Kol-1



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is July 2024.
4. The seventy per cent of the amounts realized by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a separated account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 have/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 allottees at the time of allotment of any apartment, plot or building , as the case may be, on any grounds.
10. We have not collected any booking money from any customers/ allottees neither done any sale/advertisement.

GANGOTRI DEALMARK PVT. LTD.
 GANGOTRI MARCOM PVT. LTD.
 GANPATI MARCOM PVT. LTD.
 PUSPANJALI COMMERCIAL PVT. LTD.
 RADHA KRISHNA MARCOM PVT. LTD.
 SHUBH LABH MARCOM PVT. LTD.
 TARAPITH COMMERCIAL PVT. LTD.
 TARAPITH DISTRIBUTORS PVT. LTD.
 TARAPITH MERCHANTS PVT. LTD.

Vivek Sany
 DIRECTOR

GRAP REALTY PVT. LTD.

Arul Kumar

DIRECTOR

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 _____ on this _____ day of _____.

B. N. SAHA
 NOTARY
 Bikash Bhavan
 North Block, Gr. Floor
 Pichhannagar, Kolkata
 West Bengal

Identified by me
[Signature]
 Advocate

Solemnly Affirmed
 &
 Declared before me
 a Identification of Advocate

B. N. SAHA
 NOTARY

02 AUG 2019