



पश्चिम बंगाल WEST BENGAL  
FORM 'A'  
[See rule 3 (2)]

33AB 890207

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  
Gangotri Dealmark Private Limited  
Gangotri Marcom Private Limited  
Gangotri Marcom Private Limited  
Ruspanjal Commercial Private Limited  
Radha Krishna Marcom Private Limited  
Shubh Labh Marcom Private Limited  
Tarapith Commercial Private Limited  
Tarapith Distributors Private Limited  
Tarapith Merchants Private Limited

*Anil Kumar Saraf*

Authorized Signatory / Director

GRAP REALTY PVT. LTD.

*Anil Kumar Saraf*

DIRECTOR

2 AUG 2019

NAME: GRAP REALTY PRIVATE LIMITED  
 ADD: 170, Chitalozan Avenue  
 Room No: 44, 3rd Floor  
 Kokaia, 700 007  
 +91 80205 10101 / 30303  
 14 MAY 2019  
 S. CHATTERJEE  
 2 & 3, K. S. Road, Kol-1

*[Handwritten signature]*

14 MAY 2019

*[Handwritten signature]*

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Private Limited  
 Gangotri Marcom Private Limited  
 Ganpati Marcom Private Limited  
 Puspanjali Commercial Private Limited  
 Radha Krishna Marcom Private Limited  
 Shubh Labh Marcom Private Limited  
 Tarapith Commercial Private Limited  
 Tarapith Distributors Private Limited  
 Tarapith Merchants Private Limited

GRAP REALTY PVT. LTD.  
*[Signature]*  
 DIRECTOR

*[Signature]*  
 Authorized Signatory / Director

Verification

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

Verified by me at Kolkata on this 2nd day of August 2019

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

Solemnly Affirmed  
 &  
 Declared Before me  
 a Identification of Advocate  
*[Signature]*  
**B. N. SAHA**  
 NOTARY

*[Signature]*

2 AUG 2019