



FORM 'A'
[See rule 3 (2)]

33AB 890206

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 son of Shri Atma Ram Saraf residing at Manikarn, Flat 7SA, 3B Ram Mohan Mullick Garden Lane, Kolkata- 700010, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30-08-2019

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
Bidhannagar, Kolkata
West Bengal

GRAP REALTY PVT. LTD.

Anil Kumar Saraf

DIRECTOR

Continue.....

30 AUG 2019

GRAP REALTY PRIVATE LIMITED
170, Chatterjee Avenue
Room No. 4A, Metro Tower
Kolkata - 700 067
88295 10191 / 80303

14 MAY 2019

S. CHATTERJEE
Licenses and Permits
C.G. Chamr
2 & 3, K. S. Roy Road, Kol-1

3763

14 MAY 2019



BEFORE THE CHIEF EXECUTIVE OFFICER

GRAP REALTY PVT LTD
DIRECTOR

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 had not collected any booking money from any customers/allottees neither done any sale/advertisement.

GRAP REALTY PVT. LTD.

Juil Kumar Sanyal

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 30th 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

B. N. SAHA
NOTARY

Identified by me

Advocate

30 AUG 2019