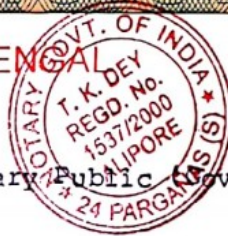


A/86/20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

43AB 308262



Before the Notary Public (Govt. of India) at Alipore,

Kolkata- 700 027.

AFFIDAVIT CUM DECLARATION

I, SRI ASHOK KUMAR GUPTA, Owner/Promoter of the proposed project, do hereby solemnly declare, undertake and state as under :-



1. That I have a legal title to the land on which the proposed project will be undertaken.

2. That the said land is free from all encumbrances save and except the land is mortgaged to The Bank of Maharashtra, S.P. Mukherjee Road, Kolkata branch.

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3. That, the time period within which the project shall be completed by me is 36 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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



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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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

Ashok Kumar Gupta  
(Ashok Kumar Gupta)  
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 the 1st day of February, 2020.



Ashok Kumar Gupta  
Deponent.

Solemnly Affirmed & Declared  
before me on Identification

T. K. Dey, Notary  
Alipore Special Police Court, Cal-27  
Regd. No. 1537/2000, Govt. Of India

Identified by me,

B. K. Danda

Advocate.

01 FEB 2020

01 FEB 2020  
Bimal Kanti Danda  
M.A. (Double), LL.B  
Advocate  
Alipore Police Court  
Criminal & Civil Practitioner