

SL. NO... 216



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 587678



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

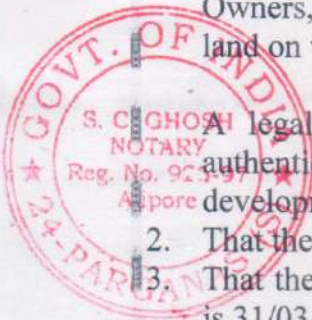
WE, **MRS. SHIKHA MODANI** wife of Sri Sanjay Modani aged about 50 years, residing at 137, S. P. Mukherjee Road, Flat 3D, Kolkata – 700026, **MR. PRITHIVIRAJ DASGUPTA** son of Late Prabir Kumar Dasgupta, aged about 43 years, residing at Chandradeep, 61L Kalighat Road, Kolkata – 700026 and **MR. PADMANAVA DASGUPTA** son of Late Prabir Kumar Dasgupta, aged about 41 years, Residing at Chandradeep, 61L Kalighat Road, Kolkata – 700026, promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We, Shikha Modani, Padmanava Dasgupta, Prithviraj Dasgupta, Land Owners, Partners of Essquare Projects and Developer have a legal title to the land on which the development of the project is proposed

And

A legally valid authentication of the 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.
3. That the time period within which the project shall be completed by promoter is 31/03/2024 (Project Completion Date).

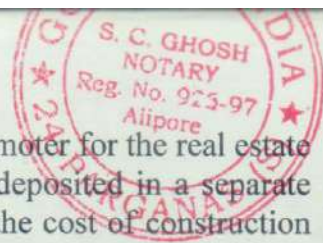


Shikha Modani

Prithviraj Dasgupta

Padmanava Dasgupta

10 MAR 2021



4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Shilpa Modan
Deponent

Pratibha Dasgupta
Deponent

Padmanava Dasgupta
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 _____ day of _____, 2021

Shilpa Modan
Deponent

Pratibha Dasgupta
Deponent

Padmanava Dasgupta
Deponent

Solemnly Affirmed & Declared
Before me on _____

[Signature]
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 923/87, Govt. of India

Identified by me
[Signature]
Advocate

10 MAR 2021