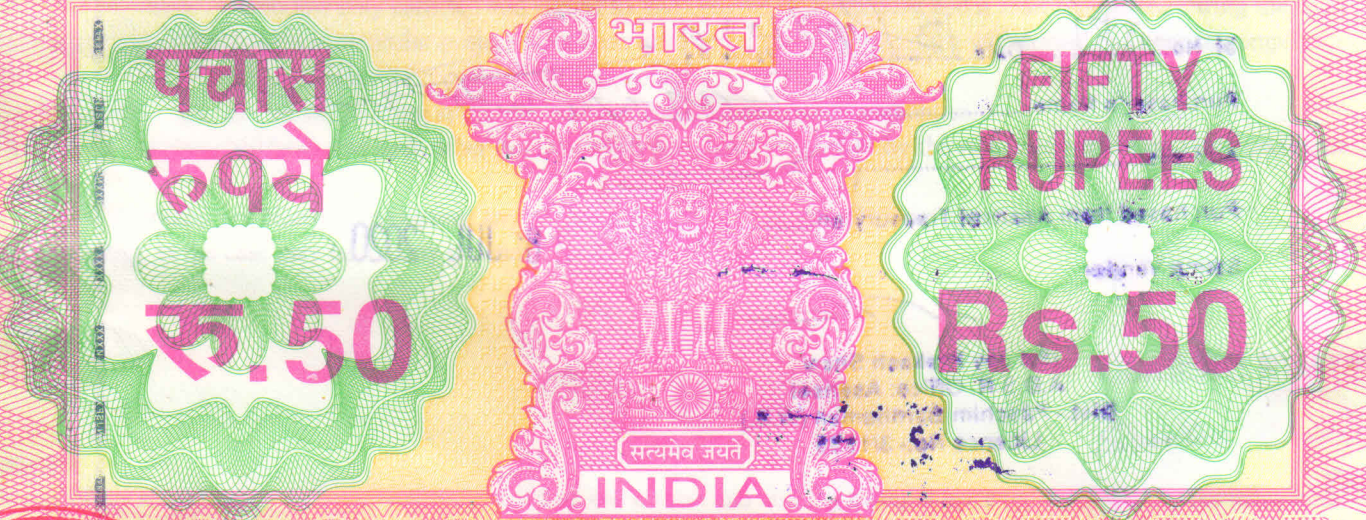


भारतीय गैर न्यायिक



INDIA NON JUDICIAL

Z 939094



Asansol Court
Reg. No-2218/02
Exp. 18.9.2022

FORM 'A'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Shankar Chatterjee** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/ his/their authorization dated 13th August 2020;

I, **Mr. Shankar Chatterjee s/o Subrata Chatterjee** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/ has a legal title to the land on which the development of the project is proposed
OR
Classic Realtors have/has a legal title to the land on which the development of the proposed project is to be carried out
AND
a legally valid authentication of 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 me / promoter is 30/12/2022.
4. That 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

3 AUG 2020

Sl. No. 581 Date 13/7/2020 Value Rs.

Purchaser's Name *Barun Chandra*

Address

Purchased from Apansal Treasury on

28 JUL 2020

Stamp Vendor *[Signature]*

(Sri Joy Prakash Shaw
A.S.R. Office: Apansal
Dist.- Paschim Bardhaman (W.B.)
Licence No.- 3/1989



DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit and Declaration

I hereby declare that the land on which the development of the project is proposed is the property of the promoter or any person authorized by the promoter of the project and the promoter has a legal title to the land on which the development of the project is proposed.

That I or my agent have a legal title to the land on which the development of the project is proposed OR That I or my agent have a legal title to the land on which the development of the project is proposed and I have a legal title to the land on which the development of the project is proposed.

That the land is free from all encumbrances. That the development of the project shall be completed by the promoter within the period of 30/12/2020. That the promoter shall be liable to pay the cost of the project from the date of the allotment of the land to the promoter and the land shall be used only for the purpose of the project. That the promoter shall be liable to pay the cost of the project from the date of the allotment of the land to the promoter and the land shall be used only for the purpose of the project.

28 JUL 2020

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/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
9. That I/ 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.

CLASSIC REALTORS
Deponent

Shankin Chetti
Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from
Verified by me at ASANSOL on this 13th day of August 2020.



CLASSIC REALTORS

Deponent
Shankin Chetti
Partner

IDENTIFIED BY

Asis Halder

Solemnly Affirmed & Declared
before me on Identification

Parbati Kumar Dasgupta Notary
Govt of India. Asansol Court

13 AUG 2020