



पश्चिम बंगाल महानगर बंगाल WEST BENGAL



Before the Notary Public
Govt. of India



FORM "A"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI GOUTAM MAITY** alias **GAUTAM MAITY** (PAN-AWKPM5684N)(AADHAAR NO-746564300657) authorized vide authorization letter dated 01.09.2020 son of Sri Kshitish Maity, by faith-Hindu, by occupation -Business residing at 1/100, Jatindas Nagar, P.S.-Belgharia, Kolkata-700056 partner of the partnership firm namely "**NIRMAN CONSTRUCTION**" having its office at 121, Feeder Road, Belgharia, Kolkata 700056 duly authorized by the promoter firm of the proposed project.

Vide its Authorization dated 01.09.2020 I, **SRI GOUTAM MAITY** duly authorized by the promoter firm of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I the promoter have a legal title of the land on which the development of the project proposed AND

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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 in 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 24 months as per sanction building plan as per development agreement.
4. That seventy percent of the amounts realized by 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of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 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 accounts 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 shall take all the pending approvals on time, from the competent authorities.
8. That I shall take furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

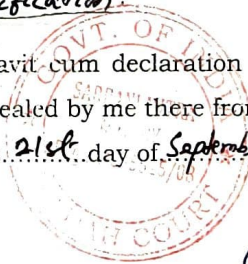
Goulam Maitly

Deponent

verification

The contents of my above affidavit cum declaration are true and correct and nothing material have been concealed by me there from.

Verified by me at Kolkata on this 21st day of September 2020.



Goulam Maitly

Deponent

*Identified by me.
Kallal Maitly
Adv.*

Solemnly Affirmed &
Declared Before me
on Identification by

[Signature]

SARBANI MITRA
NOTARY
Regd. No.-5515/08

21 SEP 2020