



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 20AB 437649

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



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. Anil Kumar Saraf promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30/08/2018

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

GRAP REALTY PVT. LTD.

Anil Kumar Saraf

DIRECTOR

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
2 & 3 Bankshali Street
Kolkata-700 001

30 AUG 2018

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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.

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 March 2019.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

GRAP REALTY PVT. LTD.

Kamal Kumar Paul

Deponent

DIRECTOR

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 30th on this August day of 2018

Deponent

Kamal Kumar Paul
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
2 & 3 Banknali Street
Kolkata-700 06.

ATTESTED BY ME
Kamal Kumar Paul
KAMAL KUMAR PAUL
NOTARY Govt. of India
REGD. NO. 2700/04

30 AUG 2018