

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



FORM 'A'

[See rule 3(2)]

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


Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Madan Gopal Marda**, duly authorized by the promoter of the proposed project, namely, **EM BYPASS PROJECTS LLP** vide its authorization letter dated 17th July, 2019.

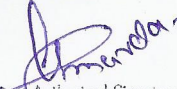
I, **Madan Gopal Marda**, s/o Mr. Mahabir Prasad Marda, residing at 1, Ishan Bose Lane, Shibpur, Howrah - 700 002, duly authorized by the promoter, **EM Bypass Projects LLP**, of the proposed project **Arya Sky**, do hereby solemnly declare, undertake and state as under :

1. That Akriti Vyapaar Pvt Ltd & Ors., the registered owners of the land on which aforesaid project is situated have a legal title to the land on which the development of the proposed project is to be carried out

AND


REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 001

EM BYPASS PROJECTS LLP


Designated Partner / Authorised Signatory

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16 AUG 2019

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 EM Bypass Projects LLP is December 2023.

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

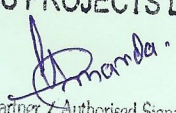
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that the promoter shall get the accounts audited within six months 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 percentage of the completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the 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.

EM BYPASS PROJECTS LLP


Designated Partner / Authorised Signatory

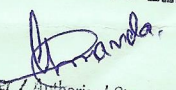
DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and information and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 16th day of August, 2019

EM BYPASS PROJECTS LLP


Designated Partner / Authorised Signatory

DEPONENT

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION