

पश्चिम बंगाल WEST BENGAL

Before the Notary Public  
Govt. of India

FORM 'A'



[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sumit Agarwal, son of Mr. Nawal Kishore Agarwal, residing at 4/1/2B, Hara Prasad Dey Lane, Barabazar H.O. Kolkata – West Bengal - 700007, director of M/s Regent Hirise Private Limited having its registered office at 207 A J C Bose Road, Kolkata - 700017, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its board resolution dated 01/09/2018.

I, Sumit Agarwal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owner namely Anant Shri Sukhramji Trust has a legal title to the land at the premises No. 156-B, Maniktala Main Road, Kolkata – 700054, 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 owners and promoter for development of the real estate project is enclosed herewith.

1

Sumit Agarwal

26 FEB 2019

600242

28 JAN 2019

NO.....MS.....Date.....

Name-ARUN KUMAR SARKAR, Advocate

Address-C.M.P. Road, Station St., Kol-1

Vendor.....

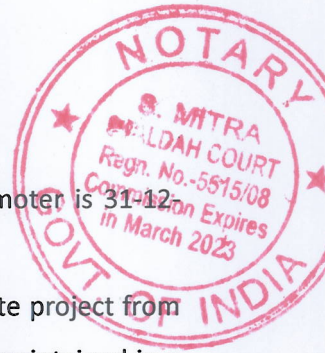
**I. CHAKRABORTY**

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

Regent Hirise Pvt Ltd.  
207, A.J.C. Bose Road,  
Kolkata - 700017

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 31-12-2019.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of 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.



*Sunit Agarwal*  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verify by me at Kolkata on this 26<sup>th</sup> day of February, 2019

*Sunit Agarwal*  
Deponent

Solemnly Affirmed &  
Declared Before me  
on Identification by.....

**SARBANI MITRA**  
NOTARY  
Regd. No.-5515/08

2  
26 FEB 2019

IDENTIFIED BY ME  
*[Signature]*  
ADVOCATE