

# FORM 'A'

[See rule 3(2)]

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **(1) SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation business, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 **(2) SRI ANIL CHANDRA GHOSH** son of Late Surendra Chandra Ghosh, by faith Hindu, by occupation business, residing at 2081, Chakgaria, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075, partners of **M/S. VIJAYLAKSHMI ASSOCIATE**, a partnership firm, having its office at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, promoter of the proposed project "**PLEASANT PALACE**" located at 62, N.S. Road, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149.

We, **(1) SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation business, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 **(2) SRI ANIL CHANDRA GHOSH** son of Late Surendra Chandra Ghosh, by faith Hindu, by occupation business, residing at 2081, Chakgaria, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075, promoter of the proposed project "**PLEASANT PALACE**" located at 62, N.S. Road, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, do hereby solemnly declare, undertake and state as under.

1. That We have a legal title to the land on which the development of the project is proposed.

OR

We have 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 us / promoter is **31.12.2020**.
4. That seventy per cent of the amounts realized by us / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
7. That We/ 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.
8. That we/promoter shall take all the pending approvals on time, from the competent authorities.
9. That we/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we/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.

VIJAYLAKSHMI ASSOCIATE

*Anil Chandra Ghosh*

Partners

VIJAYLAKSHMI ASSOCIATE

*Narayan Chandra Ghosh*

Partners

Deponent

### Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Kolkata on this 28<sup>th</sup> day of December, 2018.

VIJAYLAKSHMI ASSOCIATE

*Anil Chandra Ghosh*

Partners

VIJAYLAKSHMI ASSOCIATE

*Narayan Chandra Ghosh*

Partners

Deponent