

FORM 'A'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, SIGNED BY THE  
AUTHORIZED SIGNATORY OF THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. PRAKASH JOSHI, duly authorized by the promoter of the proposed project, SALARPURIA SATTVA REALTY LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 5, Chittaranjan Avenue, 1<sup>st</sup> floor, P.S. Bowbazar, Kolkata – 700 072, having PAN ACPFS9046R, vide its authorization dated 29.08.2018:

I, PRAKASH JOSHI, authorized signatory of the promoter SALARPURIA SATTVA REALTY LLP, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Excel Nirman Pvt. Ltd., having its registered office at 54E/1, Matheswartala Road, Kolkata 700 046, has 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 the promoter is March, 2022.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I /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, if any on time, from the competent authorities.

8. That the promoter have / 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.

For SALARPURIA SATTVA REALTY LLP

*Prakash Joshi*

Deponent  
Authorized Signatory

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 Kolkata on this 29<sup>th</sup> day of August, 2018.

*Pradeep M.*  
Deponent