

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL



BEFORE THE NOTARY PUBLIC

पश्चिम बंगाल

WEST BENGAL

Affidavit cum Declaration

23AA 558621

Affidavit cum Declaration of Mr. Anil Kumar Loharuka promoter of the 'Loharuka Green Island' (here in after proposed project).

I, Mr. Anil Kumar Loharuka s/o Late Ram Bhagat Loharuka resident of Loharuka Niket, DC-9/28 Shastri Bagan Deshbandhu Nagar, Kolkata-700059 (W.B.), promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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 me/promoter is in the year 2021.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Gz. Floor  
Mahanagar, Kolkata  
West Bengal

*Anil Kumar Loharuka*  
29 AUG 2018



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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.

Deponent  
(Anil Kumar Loharuka)

Date : 29.08.2018  
Place : Kolkata

**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 29<sup>th</sup> day of August 2018.

Deponent  
(Anil Kumar Loharuka)

solemnly Affirmed  
&  
Declared Before me  
in Identification of Advocate

Page 2 of 2

**B. N. SAHA**  
**NOTARY**  
Bidhannagar  
North Block, Or. Floor  
Bidhannagar, Kolkata  
West Bengal

Identified by me  
  
Advocate

**B. N. SAHA**  
**NOTARY**

29 AUG 2018