

भारतीय गैर न्यायिक

दस  
रुपये

रु.10

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल



FORM- 'A'  
[See rule 3(2)]



45AB 776230

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Sanjay Aich promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29<sup>th</sup> June, 2016.

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

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

OR

..... have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

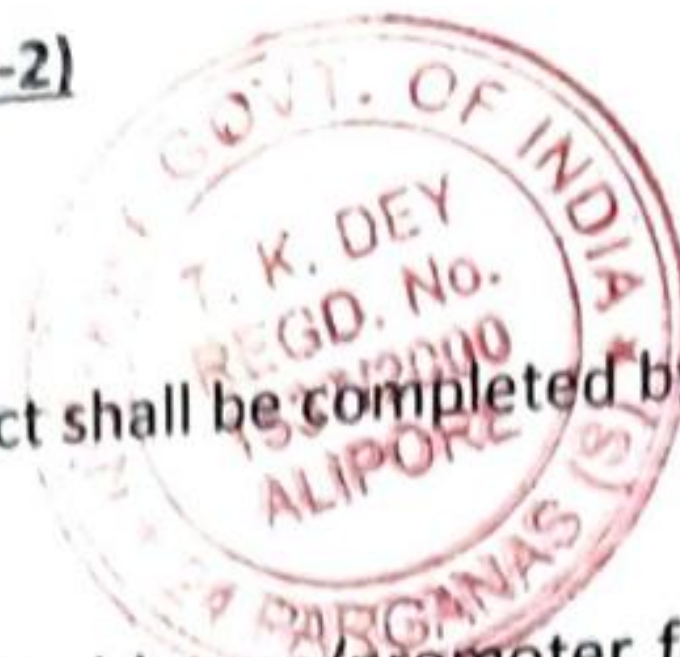
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That details of encumbrances..... Including details of any rights, title, interest or name of any party in or over such land, along with details.

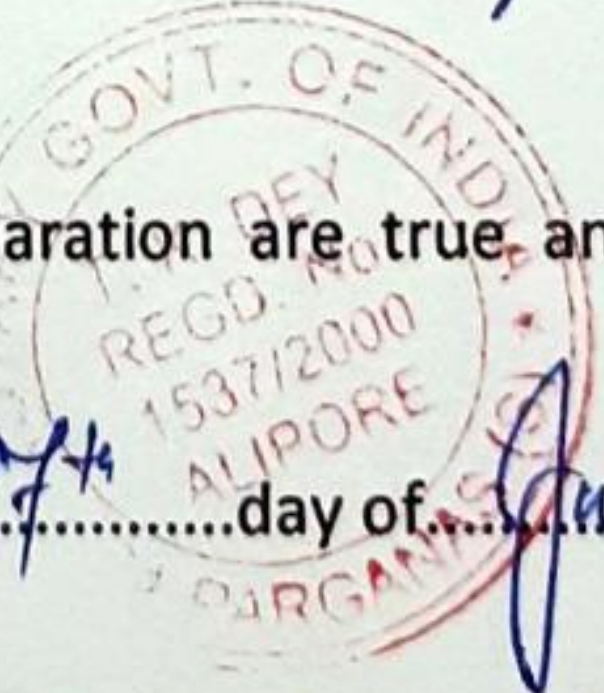
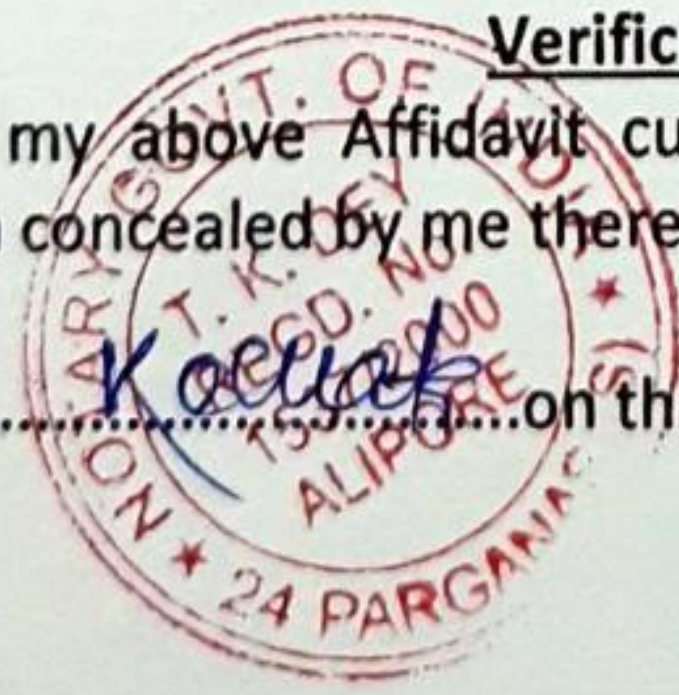
07 JUL 2020

Cont.....2



3. That the time period within which the project shall be completed by me/promoter is 30.11.2022
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.
7. 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.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules regulations made under the Act.
10. That I/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.

*Sanjoy Aiu*  
Deponent



**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 *Koelak* on this *07th* day of *July* 2020. *Sanjoy Aiu*  
(SANJOY AIU)  
Deponent

Solemnly Affirmed & Declared  
before me on identification

*T. K. Dey*, Notary  
Alipore Judge/Police Court, Cal-27  
Regd. No. 1537/2000, Govt. of India

**Bimal Kanti Danda**  
M.A. (Double), LL.B  
Advocate

Identified by me  
*B.K. Danda*  
Advocate

07 JUL 2020 Alipore Police Court 07 JUL 2020