

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM A

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SHYAM CONSTRUCTION** (herein "The **Promoter**") represented by the Proprietor **Mr. SHYAM SUNDAR AGARWAL**, promoter of the proposed project/duly authorized by the promoter of the proposed project vide their authorization dated 15th December, 2020.

14 JAN 2021

SHYAM CONSTRUCTION a proprietorship firm having its registered office at Adarshanagar, P.O- Barabahera, P.S- Uttarpara, District- Hooghly, Pin- 712246, represented by its proprietor **Mr. SHYAM SUNDAR AGARWAL**, son of LATE MADANLAL AGARWAL, by faith- Hindu, by occupation- Business, residing at Adarshanagar, Kanaipur P.O- Barabahera, P.S- Uttarpara, Pin- 712246, herein the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the proposed project is to be carried out and have 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 promoter is 31ST DECEMBER 2025.
4. That seventy per cent of the amount realized by 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 accountants audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified and signed by such chartered account 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 ground.



VERIFICATION

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

Verified by me at Kolkata, on this 11th day of JANUARY, 2021.

Amir Bhattacharya
Notary, Govt. of India
Regd. No. 940/97
City Civil Court, Calcutta

Anand The

Identified by Me.

Shyam Construction
Shyam Sunder Agamuel
Proprietor

Deponent

Signature/s of the Executant
are Attested on the Identification
of the Advocate

Notary



14 JAN 2021