

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



म बंगाल WEST BENGAL



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shishir Gupta, son of Late Shree Bhagwan Gupta, working for gain at T-68, Teghoria Main road, Kolkata - 700157, being one of the Directors of Realtech Nirman Private Limited, promoter/developer of the proposed project "Teen Satti".

I Shishir Gupta being the Director of Realtech Nirman Private Limited, promoter/developer 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



22 APR 2019



নম্বর : 3122

সন ও তারিখ : 13.02.18

ক্রেতার নাম : A. Dey, Adv.

ঠিকানা : High Court, Calcutta.

মূল্য : Rs 10

ডেডার :

বারাসাত কোর্ট

জেলা : টাঙ্গাইল

খরিদ তারিখ : 10 '18' 2018

মোট টাকার মূল্য : RS.200000

ক্রয়কারী বাসিন্দা :

ডেডার : শ্রী সত্যজিৎ বোস



OR

I 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 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.

OR

That the said land has been equity mortgage by _____ through a loan agreement for construction finance for the proposed project.

3. That the time period within which the project shall be completed by me/promoter is 31/12/2023.

4. That seventy percent of the amounts realized by me/promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I/promoter shall get the accounts audited within six month 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.

7. That I/Promoter shall take all the pending approvals on time, form the competent authorities.

8. That I/ promoter have/has 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 of building, as the case may be, on any grounds.

Shishu

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 Kolkata on this 22nd day of April, 2019.

*Identified by me
Ajayman Ray.
Advocate.
22.4.19*

**Solemnly Affirm
&
Declared before me
on Identification of Advocate**
[Signature]

**R. N. MAITI
Notary
22 APR 2019**

Shishu

Deponent

**R.N. MAITI
Notary
Regd. No. 379/92
3, Bankshal Street
Calcutta-1**

2

3

4

5