



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 600554



BEFORE THE NOTARY PUBLIC

FORM 'A'

[See rule 3(2)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of Mr/Ms. Shyam Sunder Malani, Director of M/s Dhoot Realtors Private Limited duly authorized by the promoter of the proposed project "PRATHAM" situated at 26 B.T. Road, P.O. Kamarhati, Police Station: Belghoria, Kolkata - 700058, under Kamarhati Municipality Ward No.8, Holding No.8, Dist: 24 North 24 Parganas, vide their authorization dated 31/03/2014;

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

Bikash Bhawan  
North Block, Cr. Floor  
Bidhannagar, Kolkata  
West Bengal

For DHOOT REALTORS PRIVATE LIMITED

Director/Authorised Signatory

10 DEC 2018



I, **Shyam Sunder Malani, Director of M/s Dhoot Realtors Private Limited** 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

**M/s. Rasika Merchandise Private Limited** 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.

- 2 That the said Land is free from all encumbrances.

OR

That the details of encumbrances with **LIC Housing Finance Limited** including details of any rights, title, interest or name of any party in or over such land, along with details.

- 3 That the time period within which the project shall be completed by me is **30/06/2019**

- 4 That seventy percent of the amounts realized 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- 5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

- 7 That the amount from the separate account shall be withdrawn after it is

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NOTARY**

Bhishu Bhawan  
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West Bengal

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For DHOOT REALTORS PRIVATE LIMITED

*Shyam Sunder Malani*  
Director/Authorised Signatory



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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 8 That I shall take all the pending approvals on time, from the competent authorities.
- 9 That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10 That I 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 DHOOT REALTORS PRIVATE LIMITED

Deponent Director/Authorised 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 7<sup>th</sup> day of December 2018

For DHOOT REALTORS PRIVATE LIMITED

Director/Authorised Signatory

Deponent

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

Identified by me:

Advocate

Solemnly Affirmed  
&  
Declared before me  
a Identification of Advocate

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

10 DEC 2018