



पश्चिम बंगाल WEST BENGAL

45AB 128294

FORM 'A'

[See Rule 3(2)]



Affidavit cum Declaration

Affidavit cum Declaration of MR. SANTOSH KUMAR SINGH, S/O LATE TRILOKI NATH SINGH, RESIDING AT 4, GOPINATH CHONGDAR LANE, POST OFFICE, POLICE STATION & DISTRICT HOWRAH, WEST BENGAL, PIN-711101, DESIGNATION - DIRECTOR, M/S. GODAVARI NIWAS PVT. LTD, promoter of the proposed project;

I, MR. SANTOSH KUMAR SINGH, S/O LATE TRILOKI NATH SINGH, RESIDING AT 4, GOPINATH CHONGDAR LANE, POST OFFICE, POLICE STATION & DISTRICT HOWRAH, WEST BENGAL, PIN-711101, DESIGNATION - DIRECTOR, M/S. GODAVARI NIWAS PVT. LTD, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, **1.MRS. SUMITRA BHATTACHARJEE, 2.SRI AVIK BHATTACHARYYA, 3.MRS. ANAMIKA DAS BHATTACHARYYA** have 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.

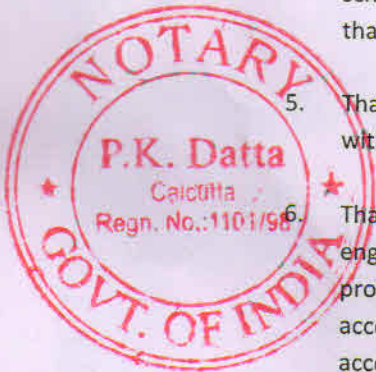
17 OCT 2008

P.K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Banskhal Street  
Calcutta - 700001

GODAVARI NIWAS PVT. LTD.  
Santosh K. Karar Singh  
Director



3. That the time period within which the project shall be completed by me/promoter is 14-01-2024.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 / promoter shall take all the pending approvals on time, from 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 or building, as the case may be, on any grounds.



#### Verification

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

Verified by me at Kolkata on this 17th Day of October, 2020.

Deponent

**GODAVARI NIWAS PVT. LTD.**

*Santosh Kumar Singh*

Director

Identified by me  
*[Signature]*  
Advocate

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.B.'s Court  
2 & 3, Bangsnall Street  
Calcutta - 700001

Solemnly Affirmed &  
Declared before me on  
Identification of advocate

**P. K. DATTA**  
Notary

**17 OCT 2020**