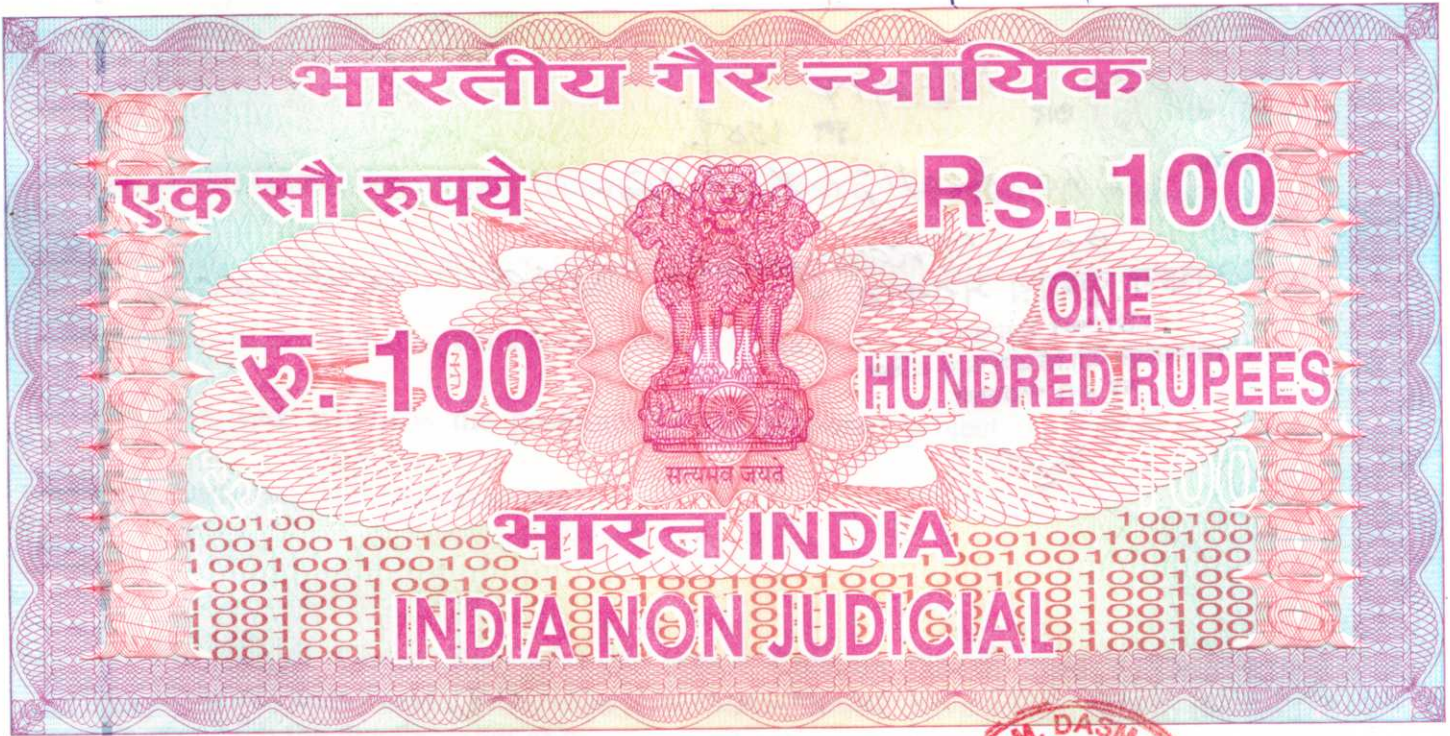


21/30/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL



AB 560530



FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nikhil Ghosh and Mrs. Soma Ghosh directors of Etha Realty Pvt. Ltd. which is the promoter of the proposed project vide their authorization dated 18/03/2019:

18 MAR 2019

Nikhil Ghosh

নং 1520 তার 18/03/19

মূল 100/-

খরিদদার Eka Realty Pvt. Ltd.

সাং 825, Mahanagatala Road, Cal-700084

শঙ্কর কুমার সরকার

স্ট্যাম্প ভেস্তার  
সোনালপুর এ্যা.ডি.এস.আর অফিস  
দঃ ১৪ পরগণা



FORM-A

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I, Mr. Nikhil Ghosh Son of Late Haran Chandra Ghosh aged 51 R/o 825, Mahamayatala Road , P.O. – Garia, Kolkata-700084 and Mrs. Soma Ghosh wife of Mr. Nikhil Ghosh aged 46, R/o 825, Mahamayatala Road , P.O. – Garia, Kolkata-700084 , directors of Etha Realty Pvt. Ltd. which is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

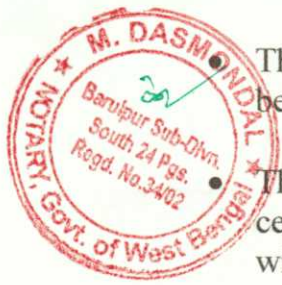
- Mr. Nikhil Ghosh Son of Late Haran Chandra Ghosh aged 51 R/o 825, Mahamayatala Road , P.O. – Garia, Kolkata-700084 have a legal title to the land on which the development of the proposed project is to be carried out  
And  
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
- Bank loan has been taken to execute the proposed project.
- That the time period within which the project shall be completed by me/ promoter is 31/03/2023 (Project Completion Date).
- That seventy per cent of the amounts realised 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
- That promoter shall take all the pending approvals on time, from the competent authorities.
- That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
- That 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.

*Nikhil Ghosh*



11 8 MAR 2019



*N. Kiril Chak.*

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 18<sup>th</sup> March 2019.

*N. Kiril Chak.*

Deponent

solemnly declared and affirmed  
before me on identification at  
AM/PM under Notary Act. 1957

*M*  
M. DASMONDAL  
NOTARY  
Regd. No.- 34/200  
Govt. of West Bengal

Identified by me  
*Dasmondal*  
Advocate



18 MAR 2019