

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AB 642489



**Affidavit cum Declaration**

Affidavit cum Declaration of Mr RAM NARESH AGARWAL duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07.08.2018;

I, RAM NARESH AGARWAL duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners namely WEST BENGAL HOUSING BOARD have a legal title to the land on which the development of the proposed project is to be carried out

I 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.

31 AUG 2018



R. DAS  
Advocate  
Sealdah Court

R. DAS  
Advocate  
Sealdah Court

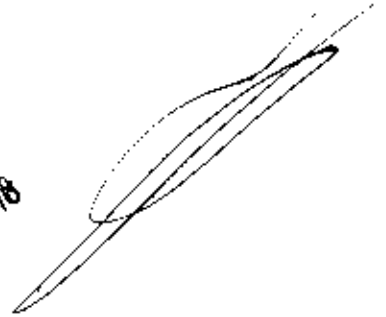
6267

NAME.....  
ADD.....  
RS.....

18 JUL 2018

S. CHATTERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Koi-1

18 JUL 2018



3. That the time period within which the project shall be completed by me/promoter is 31.08.2021 plus a grace period of 6 (Six) months.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the 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.
8. That the promoter shall take all the pending approvals on time, from the Competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



*Ranjan Ashy*  
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 31<sup>TH</sup> day of AUGUST, 2018.



*Ranjan Ashy*  
Deponent

Solemnly Affirmed & Declared  
before me on Identification

*[Signature]*  
P. K. BASU, Notary  
Alipore Police Court, KOL-27  
Reg. No. 9/96, Govt. of W. B.

Identified by me  
*[Signature]*  
Advocate

31 AUG 2018

