

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

30AB 326553

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-27

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

Affidavit cum Declaration

I, Pratiik Jalan S/o Shri Brij Mohan Jalan, residing at 9, Lovelock Place, P.O. & P.S.- Ballygunge, Kolkata-700020, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

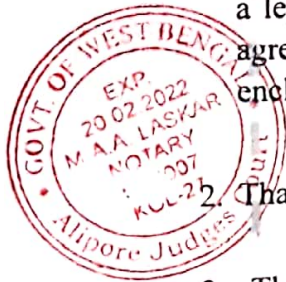
1. That 1) Khetawat Properties Limited, 2) Surendra Kumar Khetawat and 3) Harshit Khetawat have a legal title to the land on which the development of the proposed project is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31st December, 2021.



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4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.


(PRATIJK JALAN)
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 30th day of April, 2019.

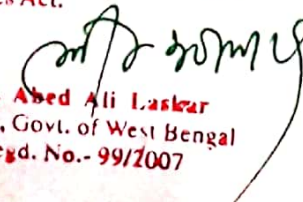

Deponent

Identified by me


Nareesh Chatterjee
Advocate
Dipore Police Court
WB/21/1974



Solemnly declare and affirmed
before me on identification under
the Notaries Act.


Md. Abed Ali Laskar
Notary, Govt. of West Bengal
Regd. No.- 99/2007

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