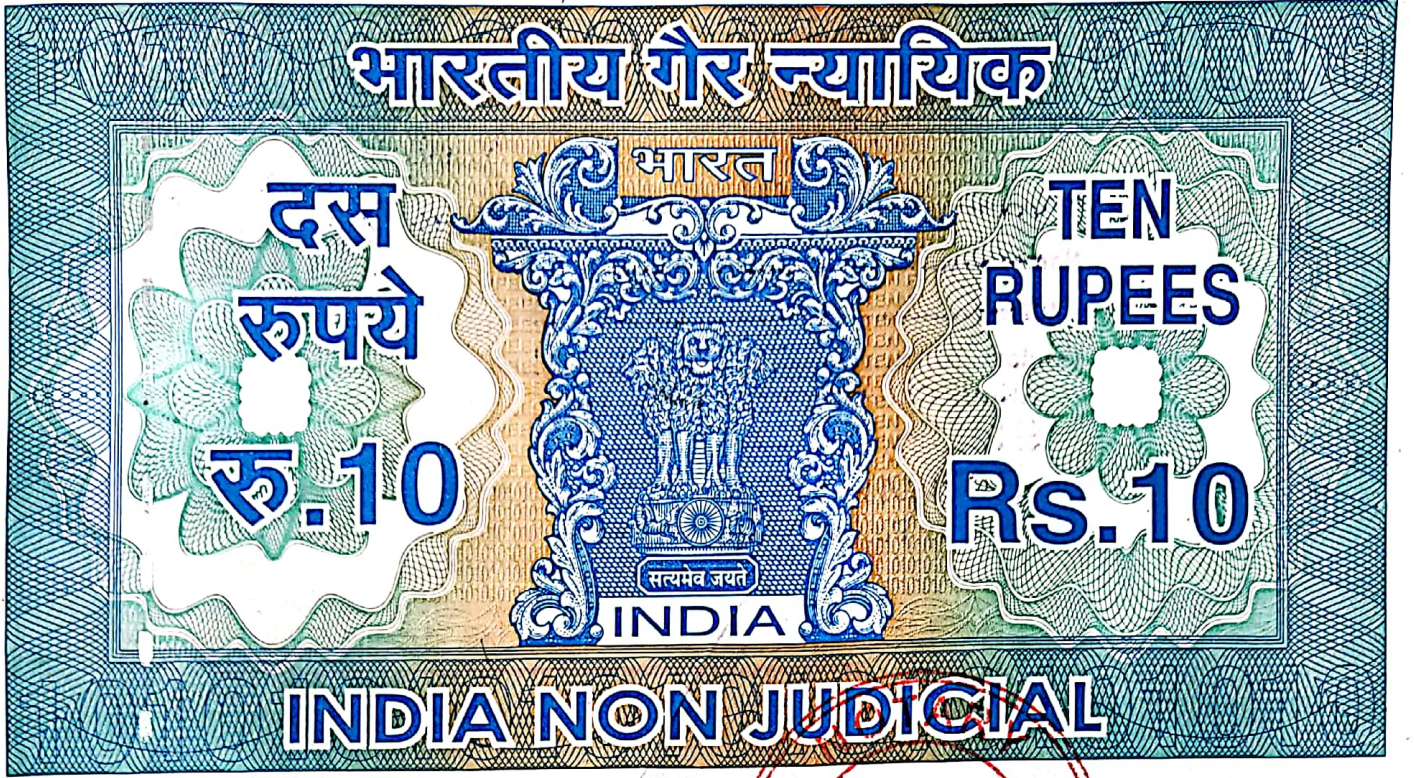


SL No. 241/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



30AB 326551

NARENDRA PRASAD GUPTA
NOTARY
GOVERNMENT OF INDIA
REGN. NO. 13023/2018

&
ADVOCATE, HIGH COURT CALCUTTA
8, Old Post Office Street (Ground Floor)
In Front of F-Gate (High Court)
MOB.-8910576674
9383135090

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

Affidavit cum Declaration

I, Pratiik Jalan 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.

12 APR 2019

29950

25 MAR 2019

No.....Rs.-**10/-**- Date.....**SWAPAN KUMAR DAS**

Name:..... Advocate

Address:..... High Court at Calcutta

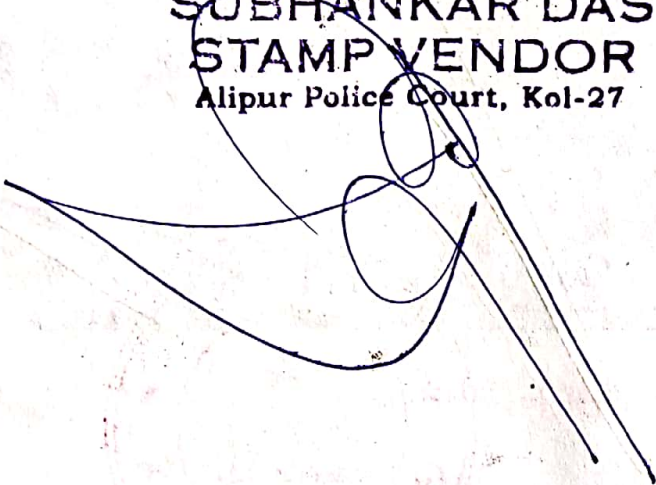
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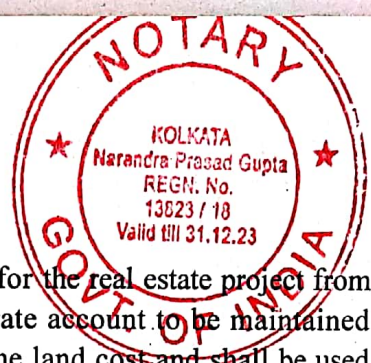
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27





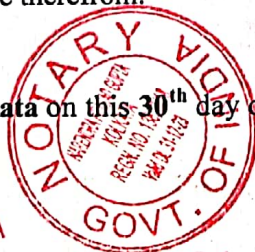
4. That seventy percent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

(Signature)
 (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 January, 2019.



(Signature)
 Deponent

NARENDRA PRASAD GUPTA
 NOTARY
 GOVERNMENT OF INDIA
 REGN. NO.-13823/2018
 &
 ADVOCATE, HIGH COURT CALCUTTA
 8, Old Post Office Street (Ground Floor)
 In Front of F-Gate (High Court)
 MOB.-8910576674
 9883135090

(Signature)
Solemnly Affirmed and Declared
before me on Identification
NARENDRA PRASAD GUPTA, NOTARY
 Advocate, HIGH COURT, KOLKATA
 Regd. No. 13823/2018, Govt. of India

Identified by me
(Signature)
 Advocate



12 APR 2019