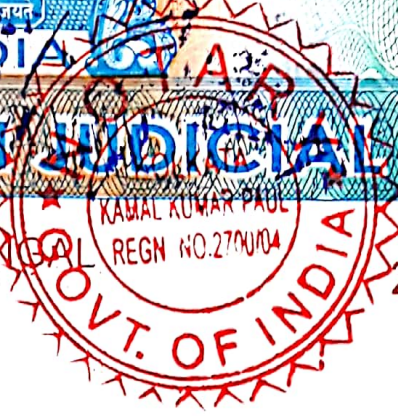


পশ্চিমবঙ্গ : পশ্চিম বঙ্গাল WEST BENGAL



23AB 025293



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

Affidavit cum Declaration

I, Pratik 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.

30 JAN 2019

K
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
6, J.P. Road
111, Dumuria Street
Calcutta-700 019

06 DEC 2018

6118

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

Name..... Advocate

Address..... High Court at Calcutta
WB 849/1995

Vendor.....

Allpur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

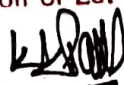
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Kolkata** on this 30th day of **January, 2019**.

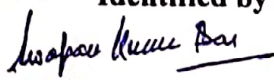

Deponent

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.A.'s, Court
2 & 3 Bankchall Street
Kolkata-700 004

Solemnly Affirmed & Declared Before
me on identification of Ld. Advocate


KAMAL KUMAR PAUL, NOTARY
Govt of India, Regn No 2700/04

30 JAN 2019

Identified by me

SWAPAN KUMAR DAS
Advocate
High Court at Calcutta
WB 849/1995