

PARTITION OF THE STATE OF THE S

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BEFORE THE MOTARY PUBLIC

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shishir Gupta, son of Late Shree Bhagwan Gupta and Mr. Sk Nasir, son of Late Sk Rashid, both are working for gain at T-68, Teghoria Main road, Kolkata – 700157, being the Director of Realtech Nirman Private Limited, promoter/developer of the proposed project Hijibiji

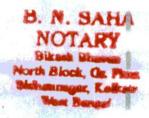
We, Shishir Gupta and Sk Nasir being the Director of Realtech Nirman Private Limited, promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under

 That I/ Promoter have/ has a legal title to the land on which the development of the project is proposed

OR

We have /has a legal title to the land on which the development of the proposed project is to be carried out

AND



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A legally valid authentication of title of such land along with and authenticated copy of the real agreement between such owner and promoter for devel9opment of the real estate project/2002 is enclosed herewith.

- That the said land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by me/promoter is 31st December, 2022.
- 4. That seventy percent of the amounts realized by me/promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 month 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 utilized 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, form 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 of building, as the case may be, on any grounds.

Deponent

Sh Note.

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 Kolkate on this 12 day of Sep 18

Solemnly Affirmed

Declared Before me

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Deponent

SKNOw.

NOTARY

Bikash Bhassa

North Block, Gr. Floor

Advocate
High Court Calcutta

N. SAHA

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