



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 483536



THIS NON JUDICIAL STAMP PAPER OF Rs.50/- FORMS PART AND PARCEL OF DECLARATION CUM AFFIDAVIT IN FORM 'A' dated October 25, 2019 under Rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018

EAST INDIA REALTY

Authorised Signatories

REKHA TEWARI  
NOTARY  
Regn. No-10288/13  
C.M.M.'s Court  
Kolkata - 700 001

19 NOV 2019



FORM 'A'

[See rule 3(2)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum declaration of Mr./Ms. Dhirendra Agarwal promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31<sup>st</sup> December 2018;

I, Dhirendra Agarwal promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

\_\_\_\_\_ have / has 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 owner and promoter for development of the real estate project is enclosed herewith.

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

OR

~~That details of encumbrances \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

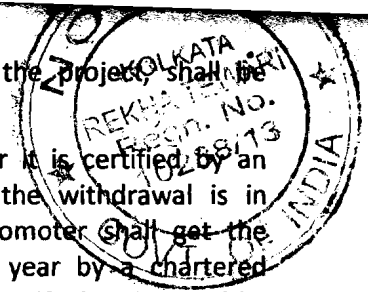
3. That the time period within which the project shall be completed by me/promoter is 30<sup>th</sup> Sep 2021
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



**EAST INDIA REALTY**  
Deponent  
*[Signature]*  
Authorised Signatories

**Verification**

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

Verified by me at KOLKATA on this 15/11/2019

**EAST INDIA REALTY**

**Identified by me**  
*[Signature]*  
Advocate  
**SUJAN RAY**  
COURT

*[Signature]*  
Authorised Signatories  
Deponent

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ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
**REKHA TEWARI**  
NOTARY

**19 NOV 2019**