



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 Narayan Chandra Ghosh son of Late Haran Chandra Ghosh age about 65 Years, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S.-Survey Park, Kolkata-700075, partner of the promoter (T.N. Associate) of the proposed project "SANCTUM PALACIO" situated at Premises No.39/1, Madhya Para, Word No.112, P.O. & P.S. Bansdroni, Kolkata-700070 duly authorized dated 12/12/2020;

I, Narayan Chandra Ghosh, partner of the promoter (T.N. Associate) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. That the promoter (T.N. Associate) have a legal title to the land on which the development of the project is proposed  
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.

Narayan Chandra Ghosh  
Partner  
T.N. ASSOCIATE



12 DEC 2020

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 30/06/2025.
4. That seventy percent of the amounts realised 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 schedule 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That, we / 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.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / 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.



T. N. ASSOCIATE  
*Narayan Chandra Ghosh*  
 Partner  
 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 12th day of December, 2020

T. N. ASSOCIATE  
*Narayan Chandra Ghosh*  
 Partner  
 Deponent

Solemnly Affirmed & Declared  
 Before me on Individualisation

*[Signature]*  
 K. P. MAZUMDER, NOTARY  
 City Civil Court, Kolkata  
 Reg. No. 7911/2010 Govt. of India



12 DEC 2020



IDENTIFIED BY ME  
*S. D. Das*  
 ADVOCATE