



पश्चिम बंगाल पश्चिम बंगाल 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 Mr./Ms. Amit Jhunjunwala promoter of the proposed project/
duly authorized by the promoter of the proposed project, vide its/his/their authorization dated
6th August, 2018

I, Amit Jhunjunwala 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

Smt. Swati Bahety have/has a legal title to the land on which the development of the
proposed project is to be carried out

P. K. Datta
Notary
Regn. no.: 1101/98
C.M.M.'s Court
143, Bankshalli Street
Calcutta - 700 071
31 AUG 2018

CONSTRUCTIVE BUILDERS PVT. LTD.

Authorised Signatory / Director

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:

Assets under charge	Charge Amount	Date of Creation	Name of Party
Immovable property or any interest therein; Book debts; Movable property (not being pledge); Stock, P&M, other current and fixed assets	40,000,000	21/02/2017	Allahabad Bank
Immovable property or any interest therein; Floating charge	90,000,000	16/10/2017	LIC Housing Finance Limited

3. That the time period within which the project shall be completed by ~~me~~/promoter is 31st December, 2018.
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

P. K. Datta

Notary

Regn. No. 1101/98

C.M.M.'s Court

2 & 3, Bankshell Street

Calcutta - 700 021

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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.

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Authorised Signatory / Director
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 29th day of August, 2018.

CONSTRUCTIVE BUILDERS PVT. LTD.


Authorised Signatory / Director
Deponent

Signature Attested by me
an Identification of advocate


P. K. DATTA
Notary

31 AUG 2018

P. K. Datta

Notary
Regn. No. 1101/98
C.M.J.'s Court
2 & 3, Baranait Street
Calcutta - 700 005

Identified by me


Utpal Sen Chowdhury
Advocate
M.M. Court, Kol 1