

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



INDIA

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14AA 011179

Affidavit-cum-Declaration

I, **Debasis Roy**, Managing Director of **EXALT INFRA-NIRMAAN Pvt. Ltd.**, Developer of the Proposed Project being Located at 48, Indraprastha Housing, Durgapur - 713203 do hereby solemnly Declare, Undertake and State as under :

1. That the Owner has a Legal Title to the Land on which the Development of the Project is being Carried-out

AND

A Legally valid Authentication of Title of the Land along with an Authenticated Copy of the Agreement between the Owner and Developer for Development of the Real Estate Project is enclosed herewith.

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For EXALT INFRA-NIRMAAN PVT. LTD.

Debasis Roy
(Debasis Roy)
Managing Director

2. That the said Land is Free from all encumbrances.
3. That the Time Period within which the Project shall be Completed by the Developer is 30th June, 2021.
4. That Seventy Per cent of the Amount realised by the Developer for the Real Estate Project from the Allottees, time to time, shall be Deposited in a Separate Account to be maintained in a Scheduled Bank to Cover the Cost of Construction and shall be Used only for that Purpose.
5. That the Amounts from the said Separate Account, to Cover the Cost of the Project, shall be Withdrawn in Proportion to the Percentage of Completion of the Project.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 That the Amounts from the said Separate Account shall be Withdrawn after it is Certified by an Engineer, an Architect and a Chartered Accountant in Practice that the Withdrawal is in Proportion to the Percentage of Completion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. The Developer shall get the Accounts Audited within Six months after the End of Every Financial Year by a Chartered Accountant in practice, 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 the Developer shall take all the Pending Approvals on time, from the Competent Authorities.
8. That the Developer has Furnished such Other Documents as have been Prescribed by the Rules and Regulations made under the Act.
9. That the Developer shall not Discriminate against any Allottee at the time of Allotment of any Apartment/Flat, as the case may be, on any grounds.

Verification

The Contents of my above Affidavit-cum-Declaration are True and Correct and No Material Fact has been Concealed by me there from.

Verified by me at Durgapur on this 28th Day of August, 2020.

For EXALT INFRA-NIRMAAN PVT. LTD.

Debasis Roy
(Debasis Roy)
Managing Director

Deponent