

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AA 308042



BEFORE THE NOTARY BARRACKPORE, NORTH 24-PARGANAS

FORM-A [see rule 3(2)]

Affidavit cum Declaration of Mr.Arup Singha Roy promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 30.07.2019

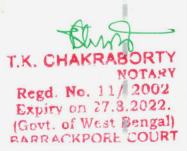
I, Arup Singha roy Son of Late Shakti Prasad Sighna Roy aged 45 R/o 548 S.N. Banerjee Roda, Mistryghat, Monirampur, Barrackpore, Kolkata-700120. promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Debasish Mondal 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.

- 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 March 2020(Project Completion Date)



- 4. That seventy per cent of the amounts realised by promoter for the real estateproject from the allottees, from time to time, shall be deposited in a separateaccount to be maintained in a scheduled bank to cover the cost of constructionand 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it iscertified by an engineer, an architect and a chartered accountant in practice thatthe withdrawal is in proportion to the percentage of completion of the project.
- 7. That 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 hasbeen in compliance with the proportion to the percentage of completion of the project.
- 8. That promoter shall take all the pending approvals on time, from the competentauthorities.
- 9. That promoter have /has furnished such other documents as have been specified by the rules and regulations made under the Act.
- 10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

Verification

Deponent

T.K. Cantraborty
Regd. No.-1/2002

Baurant pore

Eastern Devcon Limited

Director

ATTESTED

T.K. CHAKRABORTY

Regd. No. 11/2002 Expiry on 27.8.2022. (Govt. of West Bengal) BARRACKPORE COURT