



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

27AA 182522



FORM-A  
[see Rule 3(2)]

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH WILL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ujjal, duly authorized by the promoter of the proposed project vide its authorization dated 10<sup>th</sup> February'2021:

Name of the Project : Niloy

Location/ address of the Project: 38/13, M.C. Garden Road, under South Dumdum Municipality, P.S. Dumdum, Kolkata-700 030, West Bengal.

I, Mr. Ujjal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by land owner(s) who 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(s) and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

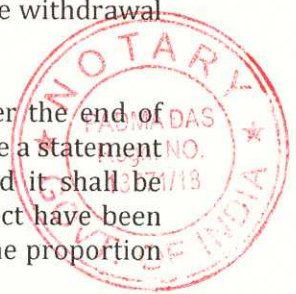
PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

3 1 MAR 2021

U. R. DEVELOPERS  
Partner



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter: is 31<sup>st</sup> May'2021.
4. That seventy percent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Date:

Place: Kolkata

D. R. DEVELOPERS  
  
 Partner

Deponent

**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 \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.

Date:

Place:

D. R. DEVELOPERS  


Deponent


**SOLEMNLY AFFIRMED AND DECLARED  
 BEFORE ME ON IDENTIFICATION**



PADMA DAS  
 NOTARY

**PADMA DAS  
 NOTARY**  
 Regn. No. 13771/18  
 C.M.M.'s Court  
 Kolkata-700 091



Identified by me  
  
 Advocate  
 Sampa Paul  
 C.M.M. Court Kolkata

**31 MAR 2021**