

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 547427




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. Tuhin Banerjee duly authorised by the promoter of the
proposed project, vide their authorization dated 12th August, 2020;


REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M 's. Court
Kolkata- 700 001

13 AUG 2020

Sl. No. 9117 DATE
NAME
ADD.
AMT. 1000

12 AUG 2020

Vara Housing Developers LLP

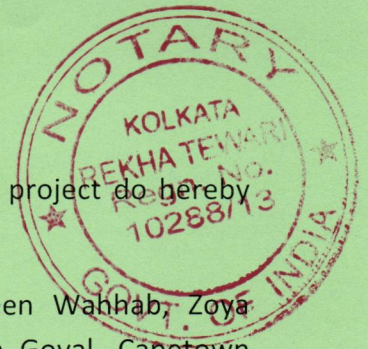
14. N.S. Rd

KOL

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

I, **Tuhin Bannerjee** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. Abul Barkat Misaqul Wahhab, Zainus Sanam Rahman, Shireen Wahhab, Zoya Rahman, Zara Rahman, Imtiazul Wahhab, Shweta Goyal, Rita Goyal, Capetown Tradelink Private Limited, Utsav Vinimay Private Limited, Purti Project Private Limited, Attribute Build Worth Private Limited, Single Point Agencies Private Limited, Single Point Commosale Private Limited, Jagatguru Infra LLP, Kishan Buildcon LLP, Earthpure Realty LLP and Ramswaroop Estate LLP have legal title to the land on which the development of the proposed project is to be carried out.

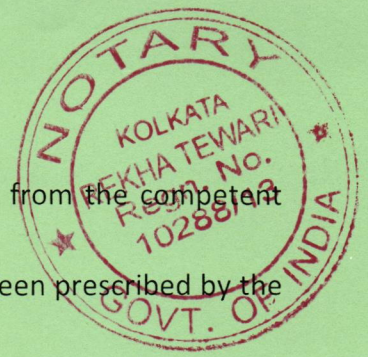
AND

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.

2. That details of encumbrances as per Annexure – A, including details of any rights, title, interest or name of any party in or over such land, along with detail.
3. That the time period within which the project shall be completed by promoter is **14th January, 2025.**
4. That seventy percent of the amount 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 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 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.

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7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 any grounds.

(TUHIN BANERJEE)

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 Kolkata on this 12th day of August, 2020.

(TUHIN BANERJEE)

Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
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Kolkata- 700 001

13 AUG 2020

Identified by me

SUJAN RAY
Advocate
C.M.M. Court, Kolkata