

## 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. Debraj De ..... Promoter  
of the proposed project/duly authorized by the promoter of the proposed  
project, vide its/his/their authorization dated 26.10 Sep. 2016,

I, Sri Debraj De ..... 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

Sri Debraj De ..... 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.

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.

3. That the time period within which the project shall be completed by  
me/promoter is 31st December 2022.

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 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.

SHOVONA PROJECTS PVT. LTD.

*Dipak Dg.*  
Director

Deponent  
SHOVONA PROJECTS PVT. LTD.

*Debraj Dg.*  
Director

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 ..... 6.00 pm ..... on this ..... 26<sup>th</sup> ..... day of Sep 2016, SHOYONA PROJECTS PVT. LTD.

*Dibak Dg.*  
Director

Deponent  
SHOYONA PROJECTS PVT. LTD.

*Debnaj De*  
Director