



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 955039

BEFORE THE NOTARY AT BARRACKPORE  
DIST. NORTH 24 PARGANAS

FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. Amit Mitra duly authorized by the promoter of the proposed project vide its authorization dated 01.10.2019.**

I, Amit Mitra Son of Sri Santosh Kumar Mitra aged 52 Years R/o Surya Sen Sarani, P.O. Nonachananpukur, Barrackpore, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Sudeshnu Sinha Ray 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 the 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.

3. That the time period within which the project shall be completed by me/ promoter is 31<sup>st</sup> December 2020.



For THIKANA

*Amit Mitra*  
Partner

24 OCT 2019

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter 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 any grounds.



For THIKANA

*Amit*  
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 Barrackpore on this 23rd day of October 2019.

*Amit Mishra* *Amit*

Deponent



24 OCT 2019

IDENTIFIED BY ME

*Rahul Das*  
ADVOCATE

24/10/19

*Rahul Das*  
ADVOCATE  
BARRACKPORE COURT  
DIST. 24 PARGANAS (N)