

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

26AB 285291

Before the Notary (W.B.)  
Barasat, North 24 Pgs. .

FORM 'A'  
[See rule 3(2)]

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Shishir Gupta, son of Late Shree Bhagwan Gupta, working for gain at T-68, Teghoria Main road, Kolkata - 700157, being the Director of Realtech Nirman Private Limited, promoter/developer of the proposed project "Chowrastar Jamidari".

Shishir Gupta being the Director of Realtech Nirman Private Limited, promoter/developer 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



19/85  
SL. No. ....

24 JAN 2019

নম্বর : 5442  
সন ও তারিখ : 28/08/18

ক্রেতার নাম : AYUSMAN DEY  
Advocate  
ঠিকানা : High Court, Calcutta

মূল্য : ৳ 300000  
উত্তর :  
বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

গরিদ উৎ : 45 AUG 2018  
মোট ট্যাক্স বহি : RS:300000

ক্রেতার নাম :  
ক্রেতার ঠিকানা :  
ক্রেতার ঠিকানা :  
ক্রেতার ঠিকানা :

ক্রেতার : শ্রী সঞ্জয় রায়



I 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 and 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 the said land has been equity mortgage by Shriram Housing Finance Limited through a loan agreement of construction finance for the proposed project.

3. That the time period within which the project shall be completed by me/promoter is 31/12/2020.
4. That seventy percent of the amounts realized by me/promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

- 24 JAN 2019  
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 of building, as the case may be, on any grounds.

*S. K. Das*  
Deponent

**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 **Kolkata** on this **24 JAN 2019** day of **January**, 2019.

Solemnly affirmed before me

Identified by me on **24** day of **Jan**, 2019.

duly Identified by **A. D. N.**

Barasat.....

Checked by **S. K. Das**

Advocate

**S. K. DAS**

Notary (W<sup>2</sup>)

Deponent

NOTARY CLERK

24 JAN 2019

Barasat, North 24 Pgs.

Regn. No-19/96

24 JAN 2019