



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

22AB 302969

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S. PATCORP CONSTRUCTIONS PRIVATE LIMITED**, having its registered office at 207, Acharya Jagdish Chandra Bose Road, Kolkata -700017 promoter of the proposed project/duly having developing right given by the owner of the proposed project, by virtue of Development Agreement dated 26.04.2011 and 16.07.2015, represented by its Director namely Mr. Raj Vardhan Patodia s/o, Late Gopal Prasad Patodia working for gain at 207, AJC Bose Road, P.S. Beniapukur, Kolkata- 700017.

I, **M/S. PATCORP CONSTRUCTIONS PRIVATE LIMITED**, the Developer of the proposed project/duly having right to develop given by the owner namely **LOKA PROPERTIES PRIVATE LIMITED**, having its registered office at premises No. 60A, Chowringhee Road, Police Station Bhowanipore, Post Office Bhowanipore, Kolkata-700 020 of the proposed project do hereby solemnly declare, undertake and state as under:

1. **LOKA PROPERTIES PRIVATE LIMITED**, (the land owner) 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 Development 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 the promoter is November, 2018.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by the engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project 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.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under this Act.
9. That the Promoter shall not discriminate against any allottee to the timed of allotment of any apartment, plot or building as the case may be, on any grounds

For Patcorp Construction Pvt. Ltd.


Director

Deponent

Verification

The contents of the Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

Verified by me at Kalkata on this 31st day of August, 2018

For Patcorp Construction Pvt. Ltd.


Director

Deponent