

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pradeep Kumar Sureka, Director of Promoter, Elita Garden Vista Project Private Limited, having its registered office at 3/1 Dr. U. N. Brahmahcari Street, Kolkata 700017, duly authorised by the Promoter, Elita Garden Vista Project Private Limited vide Board Resolution dated 27th August 2018.

I, Pradeep Kumar Sureka, being the Authorised Director of the Promoter, Elita Garden Vista Project Private Limited of the Phase II of the project Elita Garden Vista do hereby solemnly declare, undertake and state as under:

1. That Promoter, Elita Garden Vista Project Private Limited has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances except as detailed in the 4th row attachment.
3. That the time period within which the project shall be completed by the Promoter is 31st December 2020.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, Elita Garden Vista Project Private Limited 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, Elita Garden Vista Project Private Limited shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter, Elita Garden Vista Project Private Limited has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter, Elita Garden Vista Project Private Limited 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.

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 1st September 2018.

Deponent