



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AB 801802

FORM '1'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Indranil Bhowmick** duly authorized by the promoter, Eden Real Estates Pvt. Ltd. of the proposed project, vide its/his/their authorization dated **16.08.2018**;

Indranil Bhowmick

I **Mr. Indranil Bhowmick** duly authorized by the promoter, Eden Real Estates Pvt. Ltd. of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter, Eden Real Estates Pvt. Ltd. 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 for development of the real estate project is enclosed herewith.
2. That the side land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is **March 2021**.
4. That seventy per cent of the amounts realized by promoter, Eden Real Estates Pvt. Ltd. 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer , an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter, Eden Real Estates Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
8. That promoter, Eden Real Estates Pvt. Ltd. has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Indranil Bhowmick

9. That promoter, Eden Real Estates Pvt. Ltd. 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.

Indraail Bhunia

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 Kolkata On this 20th Day of September, 2018.

Indraail Bhunia

Deponent