

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 28AB 661347



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arihant Giria promoters of the proposed project /
duty authorized by the promoters of the proposed project, vide their authorization
dated 1st December, 2018;

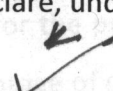
I, Arihant Giria, promoter of the proposed project / duty authorized by the promoter
of the proposed project do hereby solemnly declare, undertake and state as under:

Contd....

For HAPPY ADVENT REALCON LLP


Designated Partner

1


KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700 001

01 DEC 2018

53584

Serial No.....
Name..... Happy Advent Realcon LLP

Address..... 21, Camac St, Kolkata - 700 001

Prop:- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

01 DEC 2018

01 DEC 2018



For HAPPY ADVENT REALCON LLP
Designated Partner

KAMAL KUMAR PAUL
NOTARY PUBLIC OF INDIA
Kolkata-700 001

01 DEC 2018

1. That I, promoter have a legal title to the land on which the development of the project is proposed OR I have 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 an authenticated copy of the agreement between such owner and promoter for the 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 30 months from the date of execution of first agreement along with a grace period of 12 months.

4. That seventy percent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

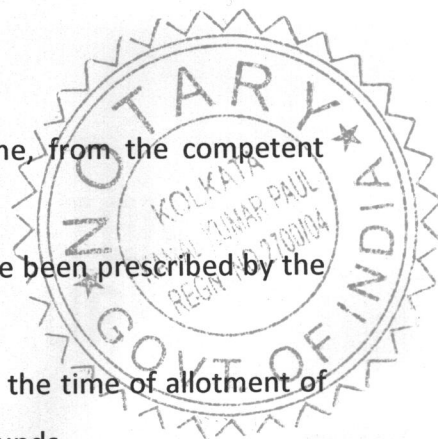
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I , promoter shall get the accounts audited within six months 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.

KAMAL KUMAR PAUL For HAPPY ADVENT REALCON LLP
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700 001


Designated Partner

01 DEC 2018

7. That I, promoter shall take all the pending approvals on time, from the competent authorities.
8. That I, promoter have 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 or building, as the case may be, on any grounds.



For HAPPY ADVENT REALCON LLP

Arihant Giria

Designated Partner

Deponent

Arihant Giria

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by us therefrom

Verified by me at Kolkata on this 1st day of December, 2018.

For HAPPY ADVENT REALCON LLP

Arihant Giria

Designated Partner

Deponent

Arihant Giria

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

K.K. Paul

KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
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01 DEC 2018