



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AB 694817

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Inderpal Singh Sandhu duly authorized by the promoter K90 Prop Deal Pvt. Ltd. a company incorporated under the Companies Act, 1956 having its registered office at 11th Floor, 75C, Park Street, Kolkata – 700016 of the proposed project, vide its authorization dated 25.08.2018.

I, MR. INDERPAL SINGH SANDHU son of Late Sarup Singh Sandhu of 75C, Park Street, Kolkata - 700016 duly authorized by the promoter K90 Prop Deal Pvt. Ltd. of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title of the land on which the development of the project is proposed

K90 PROP DEAL PVT. LTD.
Inderpal Singh Sandhu
Authorized Signatory

AND

A legally valid authentication of title of such land 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 31st July 2018.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 the amounts collected for a particular projects have been utilized for the projects and the withdrawal has been in compliance with the percentage of completion of the projects.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That the 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.


W90 PROP DEAL PVT. LTD.
Authorised Signatory

DEPONENT

VERIFICATION

The contents of my above cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 30th day of August, 2018.


K90 PROP DEAL PVT. LTD.
Authorised Signatory

DEPONENT