

*[Handwritten signature]*



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



23AA 579095

Before the Notary Public at Alipore / Kolkata

FORM 'A'  
(See rule 3(2))

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



Affidavit cum Declaration

Affidavit declaration of Mr. Deepak Harlalka (PAN No.AASPH2187H), son of Sri Nand Kishor Harlalka, residing at Ujjas, Block-12, Flat-120301, 69 S.K. Deb Road, Post Office – Sribhumi, Police station – Lake Town, Kolkata – 700049, duly authorized by the promoter of the proposed project, vide its authorization dated 23<sup>rd</sup> March, 2018.

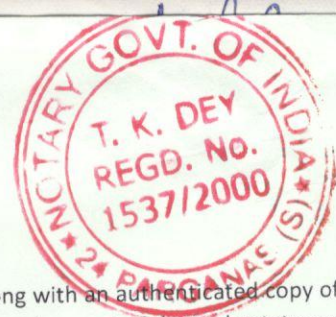
I, Mr. Deepak Harlalka, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Classical Hospitality Venture Company Limited has a legal title to the land on which the development of the proposed project to be carried out.

17 SEP 2018

*[Handwritten mark]*





AND

a Legally valid authentication of title of such land along with an authenticated copy of the 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 me/promoter is 31<sup>st</sup> August, 2023.
4. That seventy percent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and 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 shall take all the pending approvals on time, from the competent authorities.
8. That Promoter has furnished such others documents as have been prescribed by the rules and regulations made under the Act.
9. That 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.



*[Signature]*

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 17<sup>th</sup> day of September, 2018 .

*[Signature]*

Deponent

*Identified by me*

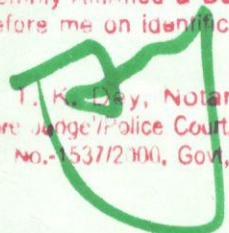
*Tapeta Deo*  
Advocate

*P1075/2015*

Solemnly Affirmed & Declared before me on identification

T. K. DEY, Notary  
Aizpore Jange/Police Court, Cal-27  
Regd. No.- 1537/2000, Govt. of India

17 SEP 2018



17 SEP 2018