



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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 cum Declaration of Mr. Niraj Kedia, duly authorized by the promoter, M/s. Deewakar Heights Private Limited, of the proposed project, The Royal Heights vide its authorisation dated 10th July, 2014.

I, Niraj Kedia duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Niraj Kedia

Contd.../2

30 JAN 2019

আবেদন নং: 2767 তারিখ: 20/12/18.
 প্রকল্প: DreamKarr Hights (P) Ltd.
 ঠিকানা: Kal-19
 ইতিপূর্বে মূল্য: 10.00
 বর্তমান টিকিটের ১ম স্ট্যাম্প খরচ তারিখ: 14 DEC 2018
 ইতিপূর্বে প্রকল্পের সাথে সংশ্লিষ্ট
 সবার বৈজ্ঞানিক আধিকার (বর্তমান)
 আইনসংখ্যা নং- ৯/২০১১-১২ স্বাক্ষর: *Secan*



FORM 'A'
 [See rule 3(2)]
 NOTIFICATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
 PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

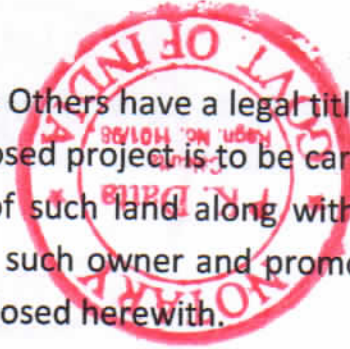
Affidavit cum Declaration

I, the undersigned, do hereby certify that the information furnished by me in the above project is true and correct to the best of my knowledge and belief. I further declare that I am not aware of any other person who has furnished any false or misleading information in connection with the above project. I hereby declare that I am not aware of any other person who has furnished any false or misleading information in connection with the above project.

14 DEC 2018



1. That the Landowners, Sri Sankar Kumar Sadhu & Others 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 authentication 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 Promoter is 31.03.2019.
4. That seventy percent of the amounts realized 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 withdrawn 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 utilized 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 other documents as have been prescribed by the rules and regulations made under the Act.

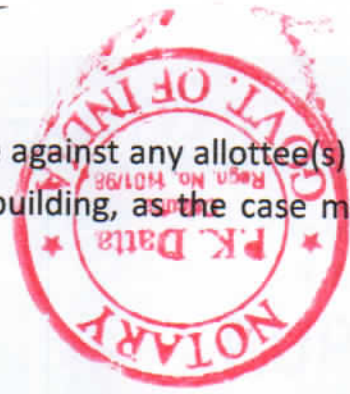


P. K. Datta
Notary
Rajshahi, No. 1101/2018
C.M. & L. Court
3, Fatakchali Sarani
Kolkata - 700 011

3 JAN 2019

Contd.../3

9. That I, promoter shall not discriminate against any allottee(s) at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Akedia

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me there from.

Verified by me at Kolkata on this 30th day of January, 2019.

P. K. Datta
Notary
Regn. No.: 1101/20
C.M.M. Court
2 & 3, Sankarall Street
Calcutta - 700 024

Akedia

Deponent

Identified by me
Utpal Sen Chowdhury
Utpal Senchowdhury
C.M.M. Court
Advocate
UTPAL SEN CHOWDHURY
Advocate
District Magistrate's Court

Solemnly Affirmed
Declared before me
Identification by advocate
P.K. Datta
P. K. DATTA
Notary

31 JAN 2019