



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
FORM A  
[see rule 3(2)]

AB 255304

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Piyush Bhartia , promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 29<sup>th</sup> of August, 2018.

I, Piyush Bhartia , son of Late Bishwanath Bhartia aged 61 years old R/o 6, National Library Avenue, Kolkata 700 027 Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I /promoter have / has a legal title to the land on which the development of the project is proposed 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 promoter is 30-12-2022.
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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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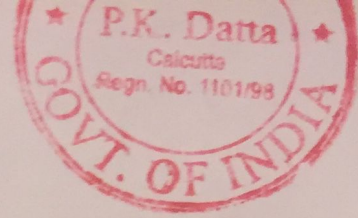
P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
1 & 3, Bankshall Street  
Calcutta - 700 001

28 SEP 2018

For BANAJ DEVELOPERS PRIVATE LIMITED

Director





- 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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 .
- 7. 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.
- 8. That promoter shall take all the pending approvals on time, from the competent authorities
- 9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
- 10. 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.

**VERIFICATION**

The contents of my above Affidavit cum Declaration are true and correct and nothing has been concealed by me therefrom . Verified by me at Kolkata on this 28th day of September 2018

For BANAJ DEVELOPERS PRIVATE LIMITED  
Depositor  
*[Signature]*  
Director

Identified by me  
*[Signature]*  
Utpal Sen Chowdhury  
Advocate  
C.M.M. Court, Kolkata-1

*[Signature]*  
Solemnly Affirmed &  
Declared before me  
Verification by advocate  
P. K. DATTA  
Notary

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