



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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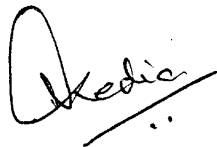
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DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISD BY THE PROMOTER

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, Deewakar Shristi vide its authorisation dated 28th December, 2018.

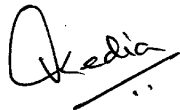
I, Niraj Kedia duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



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1. Have entered into a Development Agreement with the Land Owners who posses legal title to the land on which the development of the proposed project is to be carried out.
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 **31.03.2022**.
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, as far as building is concerned.
5. That the amounts from the separate account to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage to the completion of the project as far as building is concerned.
6. 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 to the Authority 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.

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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.



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 2nd day of January, 2019.



Deponent