

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



40AB 083200

Affidavit Cum Declaration

Affidavit cum declaration of Mr. Gopal Saraf promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated: - 14/05/2014;

I, Gopal Saraf, Promoter of the project "The Gulmohar Heights", duly authorized by the promoters [copy of authorization attached] of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Panchmahal Projects Pvt Ltd, 11 Mukhram Kanoria Road, Howrah – 711101, have a legal title to the land on which the development of the project "The Gulmohar Heights" is proposed.
(Tittle deed to the same is attached.)
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Panchmahal Projects Pvt Ltd is 31/12/2021
4. That seventy percent of the amount realized by Panchmahal Projects Pvt Ltd for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a bank to cover cost of construction and the land cost and shall be used only for that purpose.

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s. Court
Kolkata- 700 002

03 JAN 2020

30 DEC 2019

Sl. No. 11279 UT

Customer

Vin

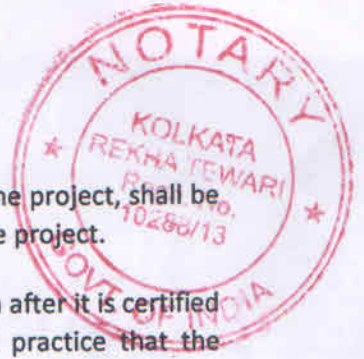
Rs.

Vendor

Panchmahal Projects Pvt. Ltd.
11, Mukhran Kanoria Road
Howrah - 711101

[Handwritten Signature]

Place- Ghateswar A. D. S. Office
Dist.- South 24 Parganas
Mahabub Hasan Pail



5. That the amount from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion of percentage of completion of the project.
7. That Panchmahal Projects Pvt Ltd shall get the accounts audited within six months after every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountants 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 completion of the project.
8. That Panchmahal Projects Pvt Ltd shall take all pending approvals on time, from the competent authorities.
9. That Panchmahal Projects Pvt Ltd have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Panchmahal Projects Pvt Ltd 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.

Deponent

PANCHMAHAL PROJECTS PVT. LTD.


Director

Gopal Saraf


Verification

The content of our above affidavit cum declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me on 30th day of April'2019.

Deponent

PANCHMAHAL PROJECTS PVT. LTD.


Director

Gopal Saraf

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s. Court
Kolkata- 700 001


REKHA TEWARI
NOTARY

Identified by me

Advocate
SUJAN RAY
M. COURT

03 JAN 2020