

185 9/10/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY  
KOLKATA-700 027



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 **Amit Realty Development LLP** promoter of the proposed project represented by **Mr Amit Tekriwal** who is duly authorized by the Land Owners of the proposed project, vide its/his/their authorized dated **2<sup>nd</sup> July 2013**;

I **Mr Amit Tekriwal** , /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

OR

**Simplex Properties & Trading Pvt Ltd, Gajanand Birdika , Gayatri Devi Birdika, Manish Birdika, Rekha Birdika, Gajanand Munka, Sunita Munka, Ankit Munka, Anju Agarwal & Sanjay Kumar Agarwal** have/has 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 a authenticated copy of the agreement between such owner & promoter for development of the real estate project is enclosed herewith.

For **AMIT REALTY DEVELOPMENT LLP**

*Gelli*

Designated Partner



09 OCT 2018

09 OCT 2018

Alipore Police Court

2. That the said land is free from all encumbrances

OR

that details of encumbrances from **Karur Vysya Bank, Burrabazar Branch, Escrow Account No. 310110700000021** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **July 2021**.
4. That seventy percent of the amount realized by me/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 & the land cost & 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, architect & a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, & shall produce a statement of accounts duly certified & signed by such chartered accountant & it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project & the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other document as have been prescribed by the rules & regulations made under the Act.
9. That I/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.

For AMIT REALTY DEVELOPMENT LLP

*G. S. S.*

Deponent  
Designated Partner

### 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 **20/1 Ashutosh Chowdhury Avenue, 1<sup>st</sup> Floor, Ballygunge Phari, Kolkata-700019** on this **6<sup>th</sup> day of September 2018**.



Signature attested  
in identification  
*K.K. Jaisan*  
Kazi Khairul Kujjaman  
Notary, Govt. of West Bengal  
Regn No. 4772016  
Kolkata

09 OCT 2018

For AMIT REALTY DEVELOPMENT LLP

*G. S. S.*

Deponent  
Designated Partner

IDENTIFIED BY ME  
*Nitesh Chatterjee*  
Advocate

Alipore Police Court  
Kolkata