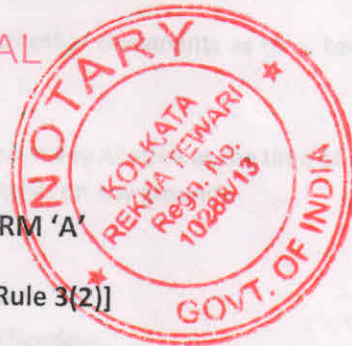


पश्चिम बंगाल WEST BENGAL

45AB 128298



FORM 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of MR. ASIT DUTTA BANIK, S/O LATE ANIL DUTTA BANIK, RESIDING AT 65D KAILASH PANDIT LANE, POST OFFICE – NEW ALIPORE, POLICE STATION - BEHALA KOLKATA - 700 053, DESIGNATION – PROPRIETOR AT M/S. DIPANITA ENTERPRISE, promoter of the proposed project "DIPANITA APARTMENT";

I, MR. ASIT DUTTA BANIK, S/O LATE ANIL DUTTA BANIK, RESIDING AT 65D KAILASH PANDIT LANE, POST OFFICE – NEW ALIPORE, POLICE STATION - BEHALA KOLKATA -700 053, DESIGNATION – PROPRIETOR AT M/S. DIPANITA ENTERPRISE, promoter of the proposed project "DIPANITA APARTMENT", do hereby solemnly declare, undertake and state as under:

That, SRI SUBRATA BHANDARI have a legal title to the land on which the development of the proposed project "DIPANITA APARTMENT" is to be carried out,

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 11/07/2024.

31 DEC 2020

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

DIPANITA ENTERPRISE
Asit Dutta Banik
Proprietor

3. That seventy percent of the amount realised 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 and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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.

Verification

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

Verified by me at _____ on this _____ Day of _____, 2020.

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

Deponent

Identified by me

SUDAN RAY
Advocate
C.M.M. Court, Kolkata

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

31 DEC 2020

DIPANITA ENTERPRISE
Asit Saha Banik
Proprietor