



बंगाल WEST BENGAL

**FORM - 'A'**

**[See Rule 3(2)]**

**AFFIDAVIT CUM DECLARATION**



Affidavit cum Declaration from Mr. Kiran Chand Lunawat duly authorized by the promoters of the proposed project, vide its authorization dated 13<sup>th</sup> August 2019.

I, Kiran Chand Lunawat son of Late P. C. Lunawat aged about 67 years by occupation business having place of business at 12, Shakespeare Sarani, Kolkata-700071 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the proposed project is proposed AND legally valid authentication of titles of such land 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 31<sup>st</sup> March 2022.

4. The seventy percent of the amounts realised by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate



04 OCT 2019

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010281

Sl. No. .... Sold to.....

*Niley Sengupta*

Address.....

*6A K.S. Ray Road  
Kolkata-1*

**A. K. Maity**

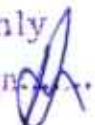
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Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:..... Sign.....



**11 JUN 2019**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

*K.C. Khunawat*

Date: 4<sup>th</sup> day of October 2019

Deponent

**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 Kolkata on this 4<sup>th</sup> day of October, 2019

IDENTIFIED BY ME

*T.K.R. JANA*  
ADVOCATE

*K.C. Khunawat*  
Deponent

Solemnly Affirm  
&  
Declared before me  
on Identification of Advocate



R.N. MAITI  
Notary  
Regd. No. 379/92  
3, Bankchal Street  
Calcutta-1

R N MAITI  
Notary  
04 OCT 2019

