

पश्चिम बंगाल WEST BENGAL

5AB 636132

BEFORE THE NOTARY PUBLIC
ALIPORE JUDGES COURT
KOLKATA
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 Mr. Gautam Bhattacharya promoter of the
proposed project "NILIMA SIGNATURE" situated at 816 Motilal Gupta
Road, P.S. Haridevpur, Kolkata-700082.;

I, Gautam Bhattacharya, promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

- That I have entered into development agreement with Dr. Swapan Kumar Datta (PAN-AATPD6799G), SMT. Ratna K Kumar (PAN-AMHPK5604M), SMT. Pratima Datta (PAN-AHEPD3934F), Dr. Sushant Kumar Dutta (PAN-ACQPD9347M) & SMT. Tandra Roy (PAN-ADEPR2629F) who possess 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 an authenticated

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copy of the agreement between such owner and promoter/me for development of the project 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 meis.31-12-2021
4. That seventy per cent of the amounts realised by me 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. For layout projects, it will be cost of development and the landcost.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made 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 documents as have been prescribed by the rules and 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.



Gautam Bhatia Choudhary
Deponent

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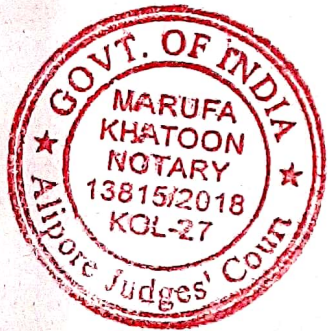
Verification

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 9th day of JULY, 2020.

Ganta Bhattacharya
Deponent

I identified by me
S. U. Chakravarty
Advocate
9.7.2020.



**Solemnly declare and affirmed
before me on identification under
the Notaries Act**
Marufa Khatoon
MARUFA KHATOON
Notary Govt. of India
Regd. No.-13815/2018
Alipore Judges' Court

09 JUL 2020