



পশ্চিমবঙ্গ সরকার WEST BENGAL



Before the Notary Public  
Govt. of India  
**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 SRI TIRTHA BISWAS, (PAN NO AGRPB9383J), son of Late Asit Biswas residing at 54/10, Satchasi Para Road, Kashipur, Kolkata - 700002 one of the Partners of ARBI CREATION, of the proposed project, vide its/his/their authorization dated

I, Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Cont.....2

0 1 JUL 2019

29 MAY 2019

25257

No.....Rs. **10/-** Date.....

Name:.....**SUBHRO KANTI ROY CHOUDHURY**  
Advocate

Address:.....  
High Court, Calcutta

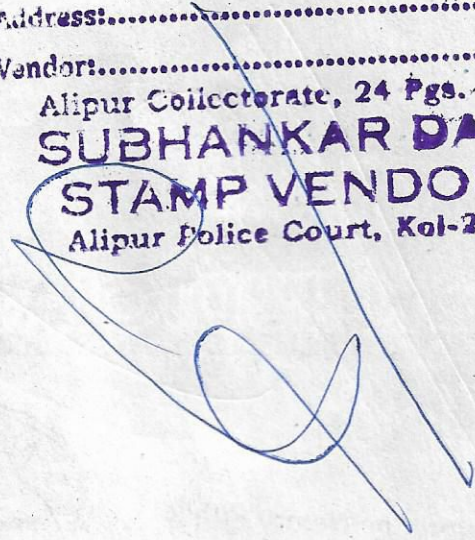
Vendor:.....

Alipur Collectorate, 24 Pgs. (5)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27





1. That I/promoter have/has a legal title to the land on which the development of the project is proposed

OR

SRI SHYAMAL BISWAS (PAN No.AJAPB2835P) son of Late Asit Biswas, residing at 54/10, Satchasi Para Road, Kashipur, Kolkata - 700002 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 an authenticated copy of the Agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances ..... 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 31<sup>ST</sup> DECEMBER 2020 .
4. That seventy per cent of the amounts 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 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 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 utilized for the project and 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 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.

**For ARBI CREATION**

*S. Mitra*

.....  
**Partner Deponent Partner**

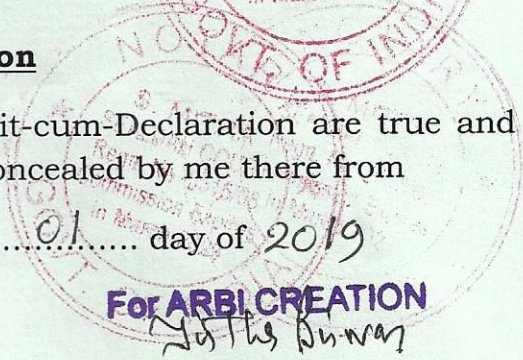
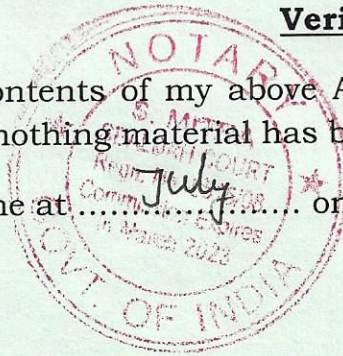
07 JUL 2019



**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 July on this 01 day of 2019



**For ARBICREATION**  
*S. Mitra*

Partner Deponent Partner

Identified by my

*Surbha Kataria Chaudhary*

Advocate

Solemnly Affirmed & Declared Before me on Identification by.....

*[Signature]*  
SARBANI MITRA  
NOTARY  
Regd. No.-5515/08

01 JUL 2019