

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL KOLKATA KAMAL KUMAR PAUL REGD. NO. 2700/04 53AB 263364

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RAM NARESH AGARWAL duly authorized by the promoter of the proposed project vide its/his/their authorization dated 23/03/2021:

I, RAM NARESH AGARWAL Son of LATE N K AGARWAL, aged 52 YEARS R/o 135G, S.P. MUKHERJEE ROAD, KOLKATA 700026 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners namely Many Dealtrade Pvt Ltd & ors have 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.

*Ram N. Agarwal*

10 APR 2021

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.M.'s Court  
2 & 3 Bankshali Street  
Kolkata-700001

00454319

- 4 MAR 2021

NO. .... RG. .... Date .....

Name : .....

Address : .....

Vendor : .....

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014

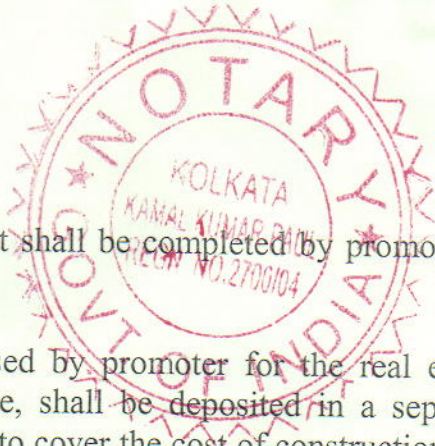
I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001

*(Handwritten signature)*

*(Faint handwritten notes)*

10 APR 2021





3. That the time period within which the project shall be completed by promoter is 31.03.2026 plus grace period of 6 months.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

*Ran Nar Agar*  
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 10<sup>TH</sup> day of APRIL, 2021

*Ran Nar Agar*  
Deponent

IDENTIFIED BY ME:  
*Dhivyot Ghosh*  
(Advocate)  
WB/547/09

Solemnly Affirmed & Declared Before  
me on identification of Ld. Advocate

*K Paul*

KAMAL KUMAR PAUL, NOTARY  
Govt. of India. Regn No 2700/04

10 APR 2021

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
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