

FORM 'A'
[See rule 3(2)]
Declaration

Declaration of Mr. Ramesh Chandra son of Late Ram Chand Mansharamani duly authorized by the promoter of the project, vide its Board Resolution dated-07/09/2018;

I, Ramesh Chandra son of Late Ram Chand Mansharamani, aged about- 79 years, working as Chairman in the project namely Bengal Unitech Universal Infrastructure Private Limited, having CIN: U45201DL1996PTC080900, having its office at Uniworld City, Horizons Tower 7, Unit Nos. 001 & 002, Action Area III, Major Arterial Road, P.S-New Town, Rajarhat, Kolkata 700 160 duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That the promoter has legal title to the land on which the development of the project is proposed/ is to be carried out.
2. That the entirety of land including buildings thereon admeasuring about 98.33 Acres is encumbered/mortgaged/charged with the J.M Financial Asset Reconstruction Company Limited [formerly known as J.M Financial Asset Reconstruction Company private Limited] having CIN: U6719MH2007PLC174287, having its registered office at 7th floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai-400 025. The detail of the property is enumerated herein below.

- a) ALL THAT piece and parcel of land measuring about **15.563 acres** (62981.52 sqmts) be the same or little more or less being plot no. AA-III/BLK-2/1 in MAR (East West) 59 mts wide road respectively situated in New Town, P.S Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area

Premises No. AA-III/BLK-2/1, butted and bounded as follows:

ON THE NORTH: Plot No. AAIII/BLK- 2.

ON THE SOUTH: Plot No. AAIII/BLK- 1.

ON THE EAST: 24M wide road

ON THE WEST: Plot No. AAIII/BLK- 2

- b) ALL THAT piece and parcel of land measuring about **16.12** acres (65237.75 sqmts) be the same or little more or less being plot no. AA-III/BLK-2/2 in Street No.24 meter wide road situated in New Town, P.S Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area.

Premises No. AA-III/BLK-2/2, butted and bounded as follows:

ON THE NORTH: Bagjola canal

ON THE SOUTH: Plot no. AA III/BLK-2/1

ON THE EAST: Plot No. AAIII/BLK- 2

ON THE WEST: 24 mts wide Road.

Deed Details with Plot Numbers & Area for Cascades Tower No.5 to 10.

Sl No.	Plot No (Previous)	Plot No (Present)	Part/Full	Deed No.	Area (In Acres)
1	AA-III / BLK - 2/1	IIIB/2	Part	6901/2006	15.563
2	AA-III / BLK - 2/2	IIIB/2	Part	0843/2007	16.12
				Total=	31.683

3. That the time period within which the project shall be completed by promoter is 31/12/2024.
4. That seventy per cent of the amounts realized by the 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of 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 the 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.

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Deponent

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 Kolkata on this..... Day of 2018

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Deponent

Identified by me

Advocate

