



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 553379



FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

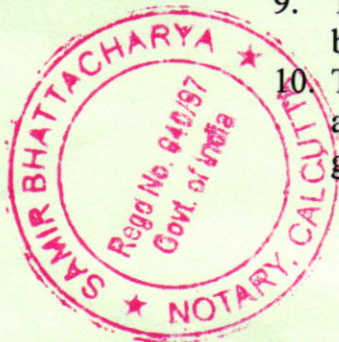
**Affidavit cum Declaration of Mrs. Maumita Roy duly authorized by the promoter of the proposed project vide his authorization dated 20.08.2018:**

I, Maumita Roy Wife of Manas Roay aged 40 years R/o 12, Radha Mohan Dey Lane, Cossipore duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I Dibyendu Bandyopadhyay 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.

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3. That the time period within which the project shall be completed promoter is 30<sup>th</sup> day of December, 20 20
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.



PRATIVA ENTERPRISES PVT. LTD.

*Moumita Ray*

Director/Authorised Signatory

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 28<sup>th</sup> day of September, 2018.

PRATIVA ENTERPRISES PVT. LTD.

*Moumita Ray*

Director/Authorised Signatory

Deponent

Solemnly Affirmed and  
Declared before me U/S 130  
CPC / U/S 297 (C) CRPC

Notary

*28.9.18*

28 SEP 2018

**Samir Bhattacharya**  
Notary, Govt. of India  
Regd. No.-940/97  
City Civil Court, Calcutta

Identified by me,  
*Nabanta Deb Roy*  
Advocate.