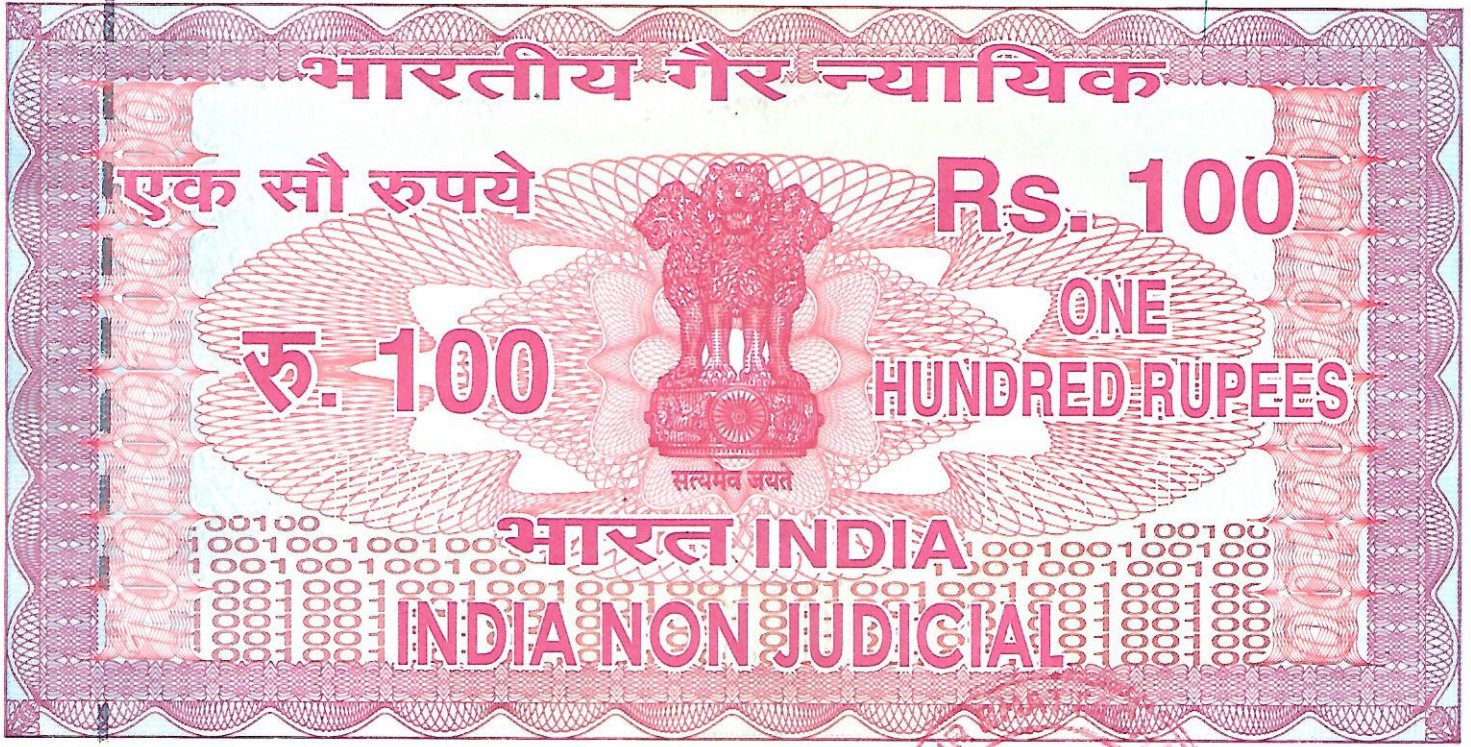


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AC 605670

12 DEC 2019

FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. NIKUNJ BIDAWATKA promoter of the proposed project:**

I, **NIKUNJ BIDAWATKA** Son of RAMAN KUMAR AGARWAL aged 29 years, DIRECTOR OF **EVER BLINK HI-RISE PRIVATE LIMITED**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. AAR ESS HOMES PRIVATE LIMITED, the owner 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 the 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.



12 DEC 2019



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31<sup>ST</sup> December 2022 (Project Completion Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 has 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.

Identified by me,

G. Mandal .

Advocate 12.12.19.

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

Bidauwath  
Deponent

Solemnly Affirmed and  
Declared before me U/S 139  
CPC / U / S297 (C) CRPC





**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 12<sup>th</sup> day of December, 2019.

Identified by me

G. Mandal.

Advocate 12.12.19.

*Bidawatya*  
Deponent

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

Solemnly Affirmed and  
Declared before me, U/S 139  
CPC / U / S297 (C) CRPS

*Samir Bhattacharya*  
Notary



12.12.19

12 DEC 2019