



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

FORM-A
[see rule 3(2)]

AB 381406

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Raj Kishore Modi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 12.11.2018:

I, Raj Kishore Modi Son of Late Jagannath Modi aged 58 year R/o 1/1A, Upper Wood Street, Kolkata – 700 017, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. GreenTech IT City Pvt. Ltd. (Previously known as Vedic Dimond IT Links Pvt. Ltd. Prior thereto Akash Nirman Pvt. Ltd.), Concrete Mercantile Pvt. Ltd., Crystal Mercantile Pvt. Ltd., Cyberwood Mercantile Pvt. Ltd., Eagel Housing Pvt. Ltd., Esquire Commerce Pvt. Ltd., Kokila Tie-Up Pvt. Ltd., Maral Properties Pvt. Ltd., Nippon Agencies Pvt. Ltd., Shalini Farms Pvt. Ltd., Sterling Towers Pvt. Ltd., Prabir Biswas, Dibakar Biswas & Aloka Biswas 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details. Not Applicable.
3. That the Developer has availed a project finance from LICHFL vide its sanction letter dated:22.02.2018.

30 NOV 2018

103793

103793

Rajkishore Modi

Rs. 1113

upper wood str
107-17

29 NOV 2018

SURANJAN MUKHERJEE
Licensed Stamp Vendor
2 & 3, K. S. Row Road, Krd-1

29 NOV 2018

29 NOV 2018

AB 381406



FORM-A
(see rule 3(2))

Affidavit and Declaration of Mr. Raj Kishore Modi promoter of the proposed project duly authorized by the promoter of the proposed project vide its authorization dated 12/11/2018.

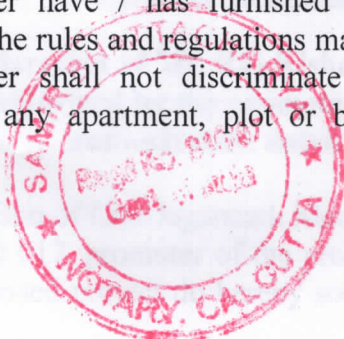
I, Raj Kishore Modi Son of Late Jagannath Modi aged 38 year RA MIA Upper Wood Street, Kolkata - 700 017, promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. GreenTech IT City Pvt. Ltd. (previously known as Vedic Diamond IT Links Pvt. Ltd. Prior thereto Akash Niman Pvt. Ltd.), Concrete Mercantile Pvt. Ltd., Crystal Mercantile Pvt. Ltd., Cyberwood Mercantile Pvt. Ltd., Eazel Housing Pvt. Ltd. Easque Commerce Pvt. Ltd., Kokila The-Up Pvt. Ltd., Maral Properties Pvt. Ltd., Nippon Agencies Pvt. Ltd., Shalini Farms Pvt. Ltd., Sterling Towers Pvt. Ltd., Pabji Bishwa, Dibakar Bishwa & Alok Bishwa 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. The details of encumbrances including details of any rights, title, interest or name of any party in or over such land along with details. Not Applicable.
3. That the Developer has sought a project finance from LICHP vide its sanction letter dated: 22.02.2018.

4. That the time period within which the project shall be completed by me/ promoter is October, 2022. (Project Completion Date).
5. 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.
6. 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.
7. 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.
8. 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.
9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. 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.



[Handwritten signature]

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 30th on this November day of 2018.

[Handwritten signature]

Deponent

Solemnly Affirmed and
 Declared before me U/S 13,
 CPC / U / S297 (C) CrPC

Notary

[Handwritten date: 30.11.18]

Identified by me,
 Satabdi Bose.
 Advocate.

WB/448 of 2010.

Samir Bhattacharya
 Notary, Govt. of India