

पश्चिम बंगाल WEST BENGAL

22AB 353952

BEFORE THE NOTARY PUBLIC
GOVT. OF INDIA 24 PGS. CALCUTTA

FORM 'A'
(See rule 3(2))

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Madan Gopal Saha Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated by virtue of Power of Attorney.

I, Madan Gopal Saha promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We 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.
3. That the time period within which the project shall be completed by me/promoter is Within 2021.

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02 JAN 2019



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4. **That** seventy per cent of the amounts realised by me/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 **That** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **That** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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.
7. **That** I / promoter shall take all the pending approvals on time, from the competent authorities.
8. **That** I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. **That** I / 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.

LOKENATH PROJECTS


Partner

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 1st day of January 2019.



Solemnly Affirmed on this 1st day of JAN 2019
Identified by [Signature] Advocate

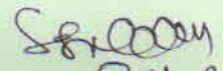
S P Sen
NOTARY
Reg. No.-308/89
Govt. of India

02 JAN 2019

LOKENATH PROJECTS


Partner

Deponent


S. Saha
Partner