

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 251275



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

**DECLARATION, SUPPORTED BY AN AFFIDAVIT,
WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORISED BY
THE PROMOTER**

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Pradeep Kumar Sureka duly authorised by the Promoter of the proposed project, vide its authorisation dated 28th August 2018.

I, Pradeep Kumar Sureka, duly authorised by the by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

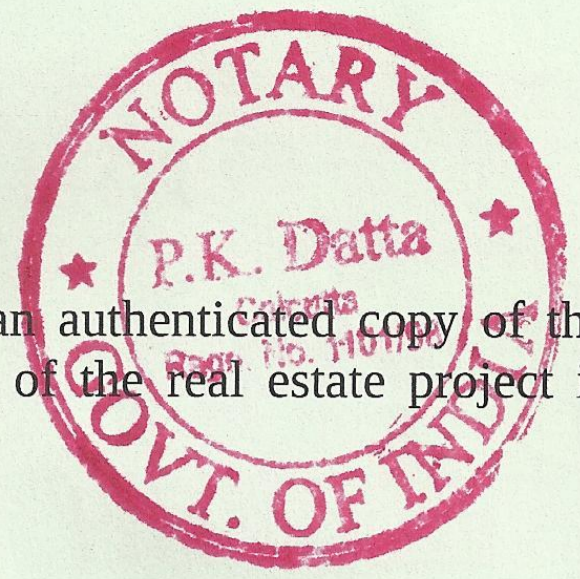
1. Gyaniram & Sons Private Limited (Owner) has a legal title to the land on which the development of the proposed project is to be carried out

AND

P. K. Datta
Notary
Regn. No.: 1101/88
C.M.M.'s Court
1 & 3, Bankshall Street
Calcutta - 700 004

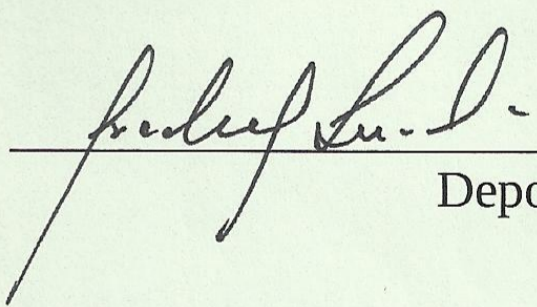
13 DEC 2018

Pradeep Sureka



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 Promoter is 30th April 2019.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Promoter, Elita Garden Vista Project Private Limited 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 Promoter shall take all the pending approvals on time, from the competent authorities.
8. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

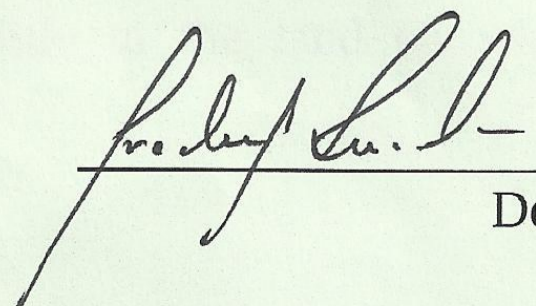
Verified by me at Kolkata on this 13th December 2018

solemnly Affirmed &
Declared before me
Identification by advocates

P. K. DATTA
Notary

13 DEC 2018

P. K. Datta
Notary
Regn. No.: 1101/88
C.M.M.'s Court
1 & 3, Bankshall Street
Calcutta - 700 001


Deponent