

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Deponent

PARBATI LAND & HOUSING DEVELOPERS (P) LTD.

Sachin Das
Director

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 Asansol on this 5th day of March, 2021.

Deponent

PARBATI LAND & HOUSING DEVELOPERS (P) LTD.

Sachin Das
Director

Identified by me

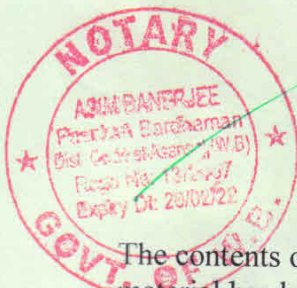
Swapan Chandra

Advocate

solemnly confirmed & declared on
28th before of identification

05 MAR 2021

ASIM BANERJEE
NOTARY Reg No 13400
Govt of N.B. Asansol Court



Sl. No

36/21



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AD 429168



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sachindra Nath Roy managing director of Parbati Land & Housing Developers Pvt. Ltd. duly authorized by the promoter of the proposed project vide its authorization dated 01.12.2020.

I, Sri Sachindra Nath Roy the Managing Director of Parbati Land & Housing Developers Pvt Ltd. Son of Lt. Parbati Charan Roy aged 62 Years R/o "Parbati Bhawan", Near S.D. Hospital, S.B. Gorai Road, P.O. Asansol(South), District- Paschim Bardhaman, State- West Bengal, Pin No-713301 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 05 MAR 2021
1. That promoter has a legal title to the land on which the development of the project is proposed.
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.
 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 **31st Jan'2027**.
 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.