

भारतीय गैर न्यायिक

दस
रुपये

रु. 10

भारत



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

30AB 390994

**BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS**

N.R.SL. NO. 14571

Date: 28 MAY 2019

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

Affidavit cum Declaration

I, Jamaluddin Biswas, Promoter of the proposed project vide his authorization dated 03/05/2019;

That I have a legal title to the land on which the development of the project is proposed

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.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 5 Years.

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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

That I shall take all the pending approvals on time, from the competent authorities.

That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act

That I 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.

THE CASTLE DEVELOPER

[Signature]

Managing Partner

Deponent

THE CASTLE DEVELOPER

[Signature]

Managing Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom certified by me at Bhatenda, P.O. & P.S. Rajarhat, Kolkata - 700135 on this 03 day of May 2019

ATTESTED

[Signature]

Jebunnessa Alam
Notary Public
Barasat, N. 24 P.S. (N);
REGN NO. 102

**THIS DOCUMENT CONTAINS
PAGES AND CHECKED BY**

Notary Cl. 28 MAY 2019

Identified by
Rabindra Nath Das
Advocate, 20010