

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



27AB 950956

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

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

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Chetan Todi designated partner of M/s Badu Road Developers LLP a Limited Liability Partnership is a Promoter of the proposed project.

I, Chetan Todi designated partner of M/s Badu Road Developers LLP a Limited Liability Partnership is a Promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. Swadha Nirman Pvt. Ltd & others 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.

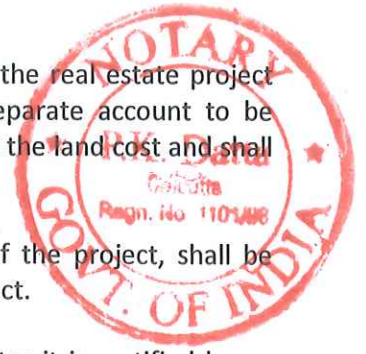
3. That the time period within which Phase III shall be completed by me/promoter is within 31<sup>st</sup> December 2022.

P. K. Datta  
Regn. No.: 1101/88  
C.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

2 OCT 2018

Chetan Todi

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Solemnly Affirmed &  
Declared before me on  
Identification of advocate

P. K. DATTA  
Notary

26 OCT 2018

Verification

BADU ROAD DEVELOPERS LLP

*Uttam Jaiswal*

DESIGNATED PARTNER

Deponent

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 25<sup>th</sup> day of October 2018.

IDENTIFIED BY ME  
ADVOCATE  
*Ushadeep Mitra*  
UBHADEEP MITR.

BADU ROAD DEVELOPERS LLP

*Uttam Jaiswal*

DESIGNATED PARTNER

Deponent

P. K. Datta  
Notary  
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