

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



25AB 661440

Form – "A" (See rule 3 (2))

AFFIDAVIT cum DECLARATION

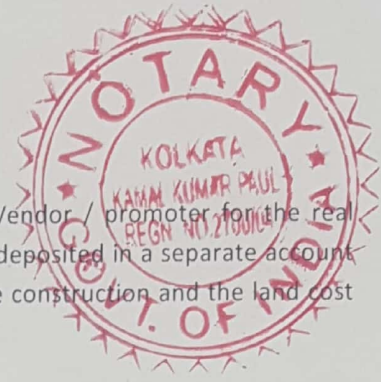
I, Mr. Susanta Sur Roy son of late Niranjan Sur Roy, residing at 543, Swamiji Sarani, P.S. Lake Town, Kolkata-700048, the Director of M/s. PoroshPathor Realcon Pvt. Ltd, and the Vendor / Promoter of the proposed project, do here by solemnly declare, undertake and state as under :

1. That I/we the Vendor / promoter of the project have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by me / promoter is 36 (Thirty six) months from the date of its commencement of construction.

Contd. Page- 2 ...

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.M's. Court
& 3 Bankshall Street
Kolkata-700 001

26 AUG 2019



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practise that the withdrawal is in proportion to the percentage of completion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

POROSPATHOR REALCON PVT. LTD.

[Signature]
Director

Deponent

VERIFICATION

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

Verified by me at Kolkata on this 26th day of August/2019

POROSPATHOR REALCON PVT. LTD.

[Signature]
Director

Deponent

Identified by me

[Signature]
Adv.
High Court, Calcutta

Solemnly Affirmed & Declared Before me on identification of Ld. Advocate

[Signature]
KAMAL KUMAR PAUL, NOTARY
NOTARY GOVT. OF INDIA
Regd. No.2700/04
G.M.'s Court
8 & 3 Bankshall Street
Kolkata - 700 014
26 AUG 2019