

130 Date 12/4/2021 12 APR 2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 061448

Before the Notary  
at Alipore Judge's Court



FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr. Anirudh Todi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27/01/2021:**

I, Anirudh Todi Son of Manish Todi aged 27 Years R/o 375, Prince Anwar Shah Road, Flat No.15J, Tower-1, Kolkata-700 068 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That (1) Todi Niketan Pvt. Ltd., (2) Todi Constructions Pvt. Ltd., (3) Sagnik Vinimay Pvt. Ltd., (4) Daylight Sales Pvt. Ltd. (5) NPK Financial Services Pvt. Ltd., (6) Archita Bricks Pvt. Ltd. and (7) Ambey Nirman Pvt. Ltd. have/has 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 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.



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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 31/03/2026.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



*[Handwritten Signature]*

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 15<sup>th</sup> day of March '2021

*[Red Stamp]*

*[Red Stamp]*

*[Red Stamp]*



Signature attached to identification  
*[Handwritten Signature]*  
 Sri Chelakrishnan  
 Advocate, Govt. of West Bengal  
 Mem. No.: 87/2014  
 Kolkata

*[Handwritten Signature]*

Deponent

Identified by me  
**Debasish Chowdhury**  
 Advocate  
 Alipore Judges' Court, Kol-27  
 WB/929/1983

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