



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'A'

[See rule 3(2)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Ashish More son of Rajendra Prasad Agarwal of 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101, Kolkata – 700 001, as duly authorised by the promoter M/s. Ixora Realty LLP of the ongoing project vide its authorisation dated 24th August 2018;

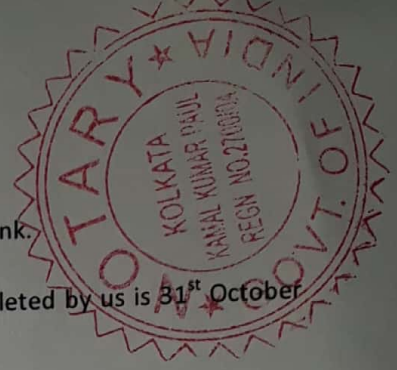
I, Ashish More duly authorised by the promoter M/s Ixora Realty LLP of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That M/s Sparkling Heights Private Limited & Others have a legal title to the land on which the development of the ongoing project being carried out
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

Contd. P/2

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No 2700/04
C.M. No. 1000
28

3 OCT 2018



2. That the said land is encumbered by project loan from Axis Bank.
3. That the time period within which the project shall be completed by us is 31st October 2020.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Arun Kr. Sarka
Deponent

Identified by the
Arun Kr. Sarka
M.M.'s Court
Kolkata

Verification

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

Date: 03.10.2018

Place: Kolkata

Arun Kr. Sarka
Deponent

Signature Attested Only
on Identification of Ld. Advocate

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No 2790/04
C.M.'s Court
2 & 3 Bankshahi Street
Kolkata-700 011

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

03 OCT 2018