



BEFORE THE NOTARY PUBLIC

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
FORM 'A'

AA 265459

[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. Siddhartha Roy** duly authorized by the Promoter, "Tata Housing Development Co. Ltd." of the proposed project, vide its/his/their authorization dated 14th September 2018 ; "Avenida" situate at Plot- IIG/7, Action Area- II situated in Newtown, Kolkata P.S. Rajarhat, District- North 24 Parganas, West Bengal, Pin- 700156.

I, **Mr. Siddhartha Roy**, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title report 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 of the real estate project is enclosed herewith.

2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details. are enclosed herewith

B. N. SAHA
NOTARY
Bikash Chandra
North Block, Ct. P.S. Rajarhat
Mehannagar, Kolkata
West Bengal

14 SEP 2018



Siddhartha Roy

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13/9/18 MS

নং _____
 ক্রেতার নাম _____
 চ্যাম্প ডেভার পাক্স _____
 বিধান নগর (পটলেক সিটি) এ. বি. এস. স্ট্রাট. _____
 মোট প্রাপ্ত ক্রমিক _____
 চালান নং _____ মোট কত টাকা খরিদ _____
 টেলারী বরাকপুত্র ভেদার-মিত্রা দত্ত.

JHTD
 Plot - II, G/1, AA-II
 NIG, KCM-156

20 AUG 2018

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3. That the time period within which the project shall be completed by us / promoter from the date of registration of the project shall be 49 months (**say 31 October 2022**)
4. That seventy per cent of the amounts to be realized hereinafter 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing 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 utilized 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 has 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.

J. J. Sharma Roy
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 14th day of September 2018.

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, 6th Floor
Bidhannagar, Kolkata
West Bengal

Identified by me
[Signature]
Advocate

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

14 SEP 2018

J. J. Sharma Roy
Deponent



