

Alipore



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Before the Notary Public at Alipore Kolkata

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. UMESH KYAL** son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Banerjee Road, Police Station Lake, Kolkata 700029, one of the designated Partners of the promoter of the proposed project.

09 DEC 2019

Umesh Kyal



630710

19 OCT 2019

Name : Alamgir Reza
Advocate
Address : Alipur Judge's Court
Kolkata-27
Vendor :

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

I, **UMESH KYAL**, son of Late Govind Ram Kyal, being one of the Directors of the Promoter namely Zircon Dealers Private Limited, of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That ELEGANT PROFIN PRIVATE LIMITED and BELVEDERE ENTERPRISES PRIVATE LIMITED, have a legal title to the land on which the development of the proposed project is to be carried out

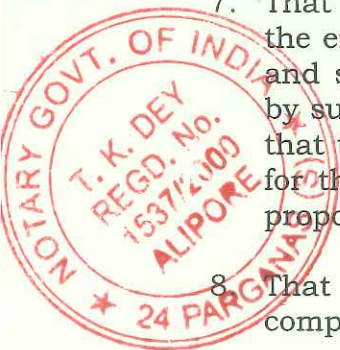
AND

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.

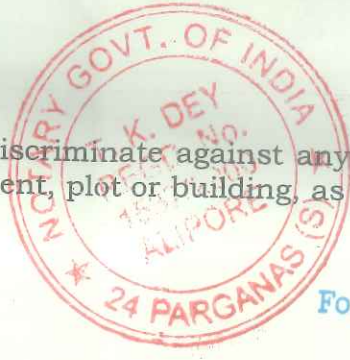
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 31/12/2024.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

09 DEC 2019

Umesh Kyal



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.



For Zircon Dealers Pvt. Ltd.

[Handwritten Signature]
Director/Authorised Signatory

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 9th day of December, 2019.



For Zircon Dealers Pvt. Ltd.

[Handwritten Signature]
Director/Authorised Signatory

Deponent

Solemnly Affirmed & Declared
before me on identification

[Handwritten Signature]
T. K. Dey, Notary
Alipore Judge/Police Court, Cal-27
Regd. No. 1537/2000, Govt. of India

09 DEC 2019

Identified by me

[Handwritten Signature]
Advocate
Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Kolkata-700 027

09 DEC 2019