



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

30AB 555219



FORM 'A'

[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. Aditya Agarwal promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02.08.2019

I, Aditya Agarwal, son of Mr. Sunil Agarwal, presently residing at 16/1, Palm Avenue, Kolkata – 700 019 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 me/promoter is 31.07.2019
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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1497

No.....Rs.-10/- Date.....

Name.....

Address.....SANJAY KUMAR JAIN
ADVOCATE

Vendors.....HIGH COURT, CALCUTTA

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE FILED BY THE PROMOTER OR ADVOCATE AUTHORIZED BY THE COMMITTEE

in due form for the consideration of the Advertiser, approval of the Advertiser shall be required for the promotion of the proposed project and the Advertiser shall be required to

submit a copy of the project report, including details of the project, to the Advertiser for its consideration and approval.

The Advertiser shall be required to submit a copy of the project report, including details of the project, to the Advertiser for its consideration and approval.

That the time period within which the project shall be completed by the promoter shall be as follows:

The promoter shall be required to submit a copy of the project report, including details of the project, to the Advertiser for its consideration and approval.

That the promoter shall be required to submit a copy of the project report, including details of the project, to the Advertiser for its consideration and approval.

8 AUG 2019



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 practice that the withdrawal is in proportion to the percentage of completion of the project that I /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 / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

EDEN RICHMOND PARK LLP


Designated Partner/Authorised Signatory


Deponent

Verification

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

Verified by me at _____ on this _____ day of _____ - **8 AUG 2019**

EDEN RICHMOND PARK LLP


Designated Partner/Authorised Signatory

Deponent

**SOLEMENLY AFFIRMED &
DECLARED BEFORE ME ON
IDENTIFICATION OF ADVOCATE**


**L. N. SHARMA
NOTARY, GOVT. OF WEST BENGAL
REG. NO. 63/2002**