

# भारतीय गैर न्यायिक



INDIA NON JUDICIAL

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 28.05.2018
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

8 AUG 2019



8 JUL 2019

01 JUL 2019

1497

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

Name:.....

Address:.....SANJAY KUMAR JAIN  
ADVOCATE

Vendor:.....HIGH COURT, CALCUTTA

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27



DECLARATION SUBMITTED BY AN APPLICANT WHICH SHALL BE BOUND BY THE PROMOTOR OR ANY ASSUMPTION MADE BY THE APPLICANT

Alipur Police Court, Alipur, West Bengal

I, Subhankar Das, son of Late Subhankar Das, residing at 10/1, Main Street, Alipur, Alipur, West Bengal, do hereby declare that the above mentioned land is my own property and I have no other claim or interest in the same.

I, Subhankar Das, do hereby declare that the above mentioned land is my own property and I have no other claim or interest in the same.

The above declaration is made by me in full knowledge and understanding of the law.

This declaration is made for the purpose of the stamp duty and is not intended to create any other legal effect.

I, Subhankar Das, do hereby declare that the above mentioned land is my own property and I have no other claim or interest in the same.

This declaration is made for the purpose of the stamp duty and is not intended to create any other legal effect.





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

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

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