

SL. NO.....129.....2019.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AB 467361



FORM 'A'

{see rule 3(2)}

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Manish Lakhotia promoter of the proposed project.

I, Manish Lakhotia, aged about 44 years, son of Satish Lakhotia, residing at 7/1, Gurusaday Road, P.O. Ballygunge, P.S. Karaya, Kolkata-70019, the Director of Larica Estate Limited having its registered office at 7, Red Cross Place, P.O. -G.P.O., P.S. Hare Street and also the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Larica Estates Limited is the owner cum legal title to the land on which the development of the project is proposed is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me three years.





4. That seventy per cent of the amounts realized by me /Larica Estates Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I shall get the accounts audited within six months after the end of every financial year by a 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 parentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That the proposed project shall be completed on 15/12/2021 including all its amenities and facilities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

LARICA ESTATES LIMITED

Director  
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 12<sup>th</sup> day of February 2019.

LARICA ESTATES LIMITED

Director

Deponent

Identified by me

Solemnly Affirm  
&  
Declared before me  
on Identification of Advocate

R. N. MAITI  
Notary

12 FEB 2019

S.K. Sharma  
(Adv) 12/2/19

S. K. SHARMA  
Advocate  
High Court, Calcutt



R.N. MAITI  
Notary  
Regd. No. 379/92  
3, Bankshai Street  
Calcutta-1