

भारतीय गैर न्यायिक

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रुपये
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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
FORM 'A'

WEST BENGAL
KUMAR PAUL
27/00/04

27AB 618296

[See rule 3(2)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORISED BY THE PROMOTER**

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Pawan Kumar Agarwal son of Sri Boduram Gupta of 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101, Kolkata – 700 001 as Designated Partner of M/s. Belmont Enclave LLP having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101, Kolkata – 700 001 [promoter of the project];

I, Mr. Pawan Kumar Agarwal Designated Partner of promoter M/s Belmont Enclave LLP do hereby solemnly declare, undertake and state as under:

1. That M/s Almond Housing Projects Private Limited & Others have a legal title to the land on which the development of the ongoing project being carried out
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's. Court
2 & 3 Bankshah Street
Kolkata-700 001

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2. That the said land is encumbered by project loan from Axis Bank.
3. That the time period within which the project shall be completed by us is 30th April 2021.
4. That seventy per cent. of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have 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, on any grounds.

Pawan c Agarwal
Deponent

Verification

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

Date: 27.08.2018

Place: Kolkata

Pawan c Agarwal
Deponent

certified by me
[Signature]
V. G. Shrivastava
Advocate

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 001

Solemnly Affirmed & Declared Before
me on Identification of I.d. Advocate

[Signature]
KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

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