

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

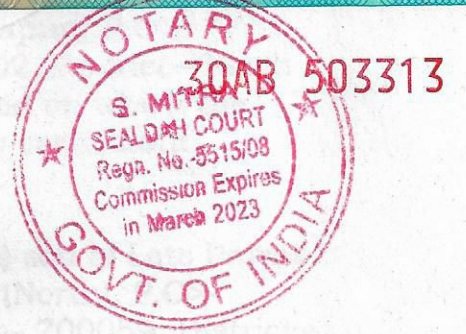
Rs.10

INDIA NON JUDICIAL



WEST BENGAL

Before the Notary Public  
Govt of India  
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**

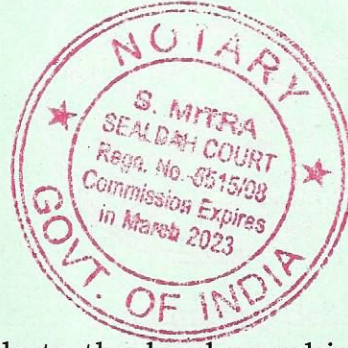
**Affidavit-cum-Declaration**

Affidavit-cum-Declaration of SRI SUBHAYU GHOSH, (PAN NO ADHPG7446E), son of Late Sitesh Ghosh residing at 8/1, Jessore Road, P.O. & P.S. Dum Dum, Kolkata - 700028, North 24 Parganas one of the Directors of Kalpataru Heights, of the proposed project, vide its/his/their authorization dated

I, Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Cont.....2

0 1 JUL 2019



1. That I/promoter have/has a legal title to the land on which the development of the project is proposed

OR

SMT. RANJITA HALDER (PAN No. ABEPH6596F) daughter of Late Satya Narayan Dutta, residing at 6, N.G.Basak Road, P.O.- Mall Road, P.S. – Dum Dum, Kolkata- 700080, District – North 24 Parganas have/has a legal title to the land on which the development of the proposed project is to be carried out

OR

SRI DIPENDU ROY (PAN NO. AMUPR2840K) son of Dilip kumar Roy, residing at BD-88, Samarpally (Krishnapur), P.O.- Krishnapur, P.S. – Baguiati, Kolkata- 700102, District – North 24 Parganas have/has a legal title to the land on which the development of the proposed project is to be carried out

OR

SRI DIPAK SARKAR (PAN NO. ALSPS6539D) son of Late Provat Charan Sarkar residing at NB-59, Arjunpur(North), P.O>- Deshbandhu Nagar, P.S. – Baguiati, Kolkata- 700059, District – North 24 parganas have/has a legal title to the land on which the development of the proposed project is to be carried out

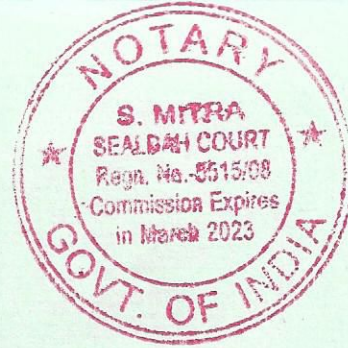
AND

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.

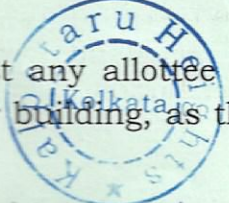
2. That the said land is free from all encumbrances.

OR

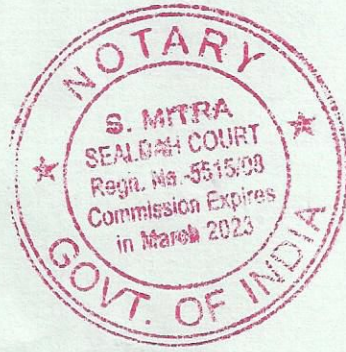
07 JUL 2019



- That details of encumbrances ..... including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>ST</sup> DECEMBER 2022 .
  4. That seventy per cent of the amounts realized 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.
  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 utilized 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.

  
Subhajyoti Ghosh  
Deponent

01 JUL 2019



**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 July on this 01 day of 2019  
Kolkata  
Subhan Synosh.

**Deponent**

**Identified by my**

*Subhan Synosh*  
**Advocate**

Solemnly Affirmed &  
Declared Before me  
on Identification by.....

*Sm*  
**SARBANI MITRA**  
**NOTARY**  
Regd. No.-5515/08

**01 JUL 2019**