

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AA 671283

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. NIKUNJ BHARTIA promoter of the proposed project "Puja Ganges" duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27/05/2019:

I, NIKUNJ BHARTIA Son of SHRI OM PRAKASH BHARTIA aged 34 YEARS R/o 640, "O" BLOCK NEW ALIPORE, KOLKATA 700053 promoter of the proposed project / duly authorized by the promoter of the proposed project "Puja Ganges" do hereby solemnly declare, undertake and state as under:

1. **MAXWORTH INDUSTRIAL SERVICES LIMITED** 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.
3. That the time period within which the project shall be completed by me/ promoter is 31ST March, 2021
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate

P. K. Datta
Regd. No. 1000
C.M.A. & Co.
1 & 3, Barabazar Street
Kolkata - 700 019

27 MAY 2019

Ganges Gardens Realtors Pvt. Ltd.

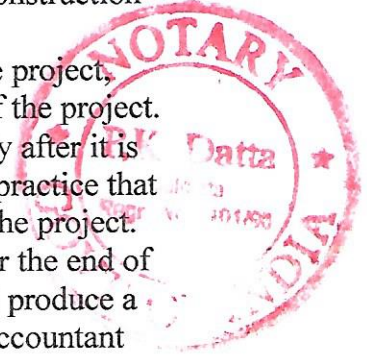
Nikunj Bhartia
Director

SL. NO. 2A DATE. 01/11/19
VALUE 00 RUPEES PAISE
NAME Ganges Gardens Realtors Pvt. Ltd.
ADDRESS 37 A. Bentinck Street. Kolkata - 700 069
STAMP VENDOR-
.ARAN CHANDRA MUKHERJEE
CIVIL COURT, HOWRAH



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.




Ganges Gardens Realtors Pvt. Ltd.
Deponent
Nikunj Bhastia
Director


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 Kolkata on this 27th day of May, 2019.

Ganges Gardens Realtors Pvt. Ltd.
Nikunj Bhastia
Deponent Director

Identified by me

Arun Kr. Sarkar
C.M.M.'s Court
Kolkata

Identified through the
Declaration by the
Identification by advocates

P. K. DATTA
Notary

P. K. Datta
Notary
Regd. No.: 110122
C.M.M.'s Court
28/3, Bankshall Street
Kolkata - 700 001

27 MAY 2019