



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 671282

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. NIKUNJ BHARTIA promoter of the proposed project "Ganges Divya, Phase-I" 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 "Ganges Divya, Phase-I" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

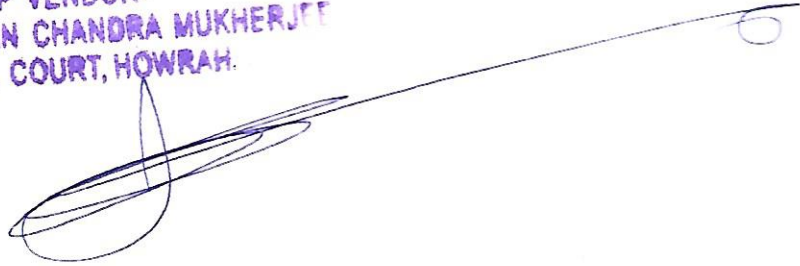
1. RAJESH BANSAL, KANISHK BANSAL, NIKITA BANSAL have / has a legal title to the land on which the development of the proposed project is to be carried out
And
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development 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 30/12/2022.
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

27 MAY 2019
R. K. Datta
Notary
Regd. No. 1901/19
C.M.A.L.'s Court
2 & 3, Presidential Street
Calcutta - 700 002

Ganges Gardens Realtors Pvt. Ltd.

Nikunj Bhartia
Director

SL. NO. 25 DATE 01/4/19
VALUE. RUPEES. PAISE
NAME. Granges Gardens Realtors Pvt. Ltd.
ADDRESS. 37A. Bevington Street. Kolkata - 700069
STAMP VENDOR.
JARAN 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Nitunj Bhartiya
Deponent
Director

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Ganges Gardens Realtors Pvt. Ltd.

Nitunj Bhartiya
Deponent
Director

Verified by me at Kolkata on this 27th Day of May, 2019

Identified by me

[Signature]
Arun Kr. Sarkar
C.M.M.'s Court
Kolkata

Solemnly affirmed &
Declared before me
Identification by affidavit

[Signature]
P. K. DATTA
Notary

P. K. DATTA
Notary
Regn. No.: 1103/2011
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 014

27 MAY 2019