



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AB 276735

Form - "A" (See rule 3(2))

AFFIDAVIT cum DECLARATION

Affidavit cum Declaration of Mr. Susanta Sur Roy son of late Niranjana Sur Roy, residing at 543, Swamiji Sarani, P.S. Lake Town, Kolkata-700048, the Managing Director of M/s. Bengal Ideal Home Maker & Associates Pvt. Ltd, and the Developer of the proposed project is authorised by the VENDORS of the proposed project LAND, vide their authorisation / POA dated 05/11/2020.

I, Mr. Susanta Sur Roy, the Developer of the proposed project is duly authorised by the VENDORS of the proposed project LAND and I do here by solemnly declare, undertake and state as under :

1. That the Developer of the proposed project has a legal authorisation to carry out the development of the project is proposed.

AND

That the VENDORS have a legal title to the land on which the development of the proposed project is to be carried out.

AND

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a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and Developer for development of the estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by the developer is 3 years.
4. That seventy per cent of the amounts realised 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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practise that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we the Developer of the proposed project shall take all the pending approvals on time, from the competent authorities.
8. That we the Developer of the proposed project will furnish such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we the Developer of the proposed project 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.

Bengal Ideal Home Maker & Associates Pvt. Ltd.

Deponent

Managing Director

VERIFICATION

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

Verified by me at Kolkata on this 4th day of May'2021

Identified by me

Bengal Ideal Home Maker & Associates Pvt. Ltd.

Deponent

Managing Director



पश्चिम बंगाल WEST BENGAL

01AB 276669

Form - "A" (See rule 3 (2))

AFFIDAVIT cum DECLARATION

I, Mr. Susanta Sur Roy son of late Niranjana Sur Roy, residing at 543, Swamiji Sarani, P.S. Lake Town, Kolkata-700048, the Managing Director of M/s. Bengal Ideal Home Maker & Associates Pvt. Ltd, and the developer of the proposed project, do here by solemnly declare, undertake and state as under :

1. That we the Developer of the project have a legal authorisation to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by the developer is 36 (Thirty six) months from the date of its commencement of construction.

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4. That the seventy per cent of the amounts realised by the developer 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 the 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 practise that the withdrawal is in proportion to the percentage of completion of the project that the developer 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.
7. That we the Developer of the project shall take all the pending approvals on time, from the competent authorities.
8. That we the Developer of the project shall furnish such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we the Developer of the project 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.

Bengal Ideal Home Maker & Associates Pvt. Ltd.

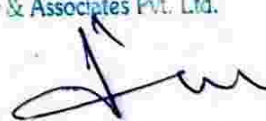

Deponent Managing Director

VERIFICATION

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

Verified by me at Kolkata on this 4th day of May'2021

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

Identified by me

Deponent