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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AB 569803



FORM 'A'

**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. Balai De, duly authorized by the promoter of the proposed project, vide its authorization dated 02.08.2018;

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

1. Satyanarayani Tradecom Private Limited, Sunshine Vincom Private Limited, Kamna Distributors Private Limited, Subir Kumar Basu, Smt. Sujata Basu and Smt. Sanjana

Laha have 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 31<sup>st</sup> December, 2021.
4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

*Balu De*

Deponent

10 7 SEP 2018 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 Kolkata on this

7<sup>th</sup> day of September, 2018

10 7 SEP 2018

Solemnly affirmed and declared  
before me on identification

*Balu De*

Deponent

IDENTIFIED BY ME

*Subrata Samra*  
ADVOCATE  
07/09/18.

*Swapan Banerjee*  
SWAPAN BANERJEE  
Notary, Calcutta, India  
Govt. of W.B. Regn. No.: 17/1994  
D-18/1, Karunamoyee Housing  
Estate, Calcutta-700 091