



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 671427



FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. NIKUNJ BHARTIA promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 02/04/2019 :**

I, NIKUNJ BHARTIA Son of OM PRAKASH BHARTIA aged 34 YEARS R/o 640, "O" BLOCK, NEW ALIPORE, KOLKATA 700053 promoter of the proposed project "Ganges Castle" at 16 Mondal's Temple Lane, New Alipore, Kolkata - 700053 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. NIKUNJ BHARTIA, NIKHIL BHARTIA, SUSHIL KUMAR AGARWAL, NISHANT PASARI, RITU CHOWDHURY, SANDHYA CHOWDHURY, SUMITRA DEVI AGARWALLA, PAWAN KUMAR GUPTA 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 31<sup>st</sup> December 2020.
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

REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M.'s Court  
Kolkata - 700 001  
2 APR 2019

LAKSHITA CONSTRUCTION PVT. LTD.

*Nikunj Bhartia*

Director

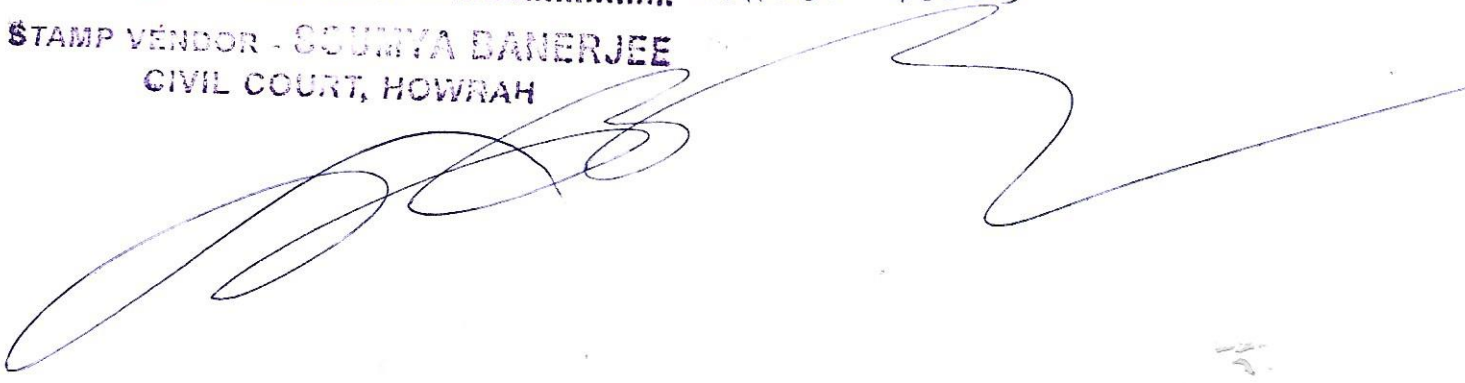
SL No. 12 DATE 01/4/2019

VALUE 100/- RUPEES PAISE

NAME Lakshita Construction Pvt. Ltd.

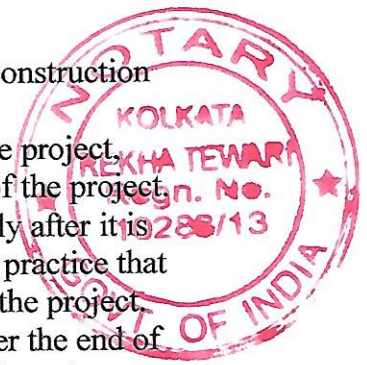
ADDRESS 7A, Rani Rashmoni Road, Kolkata - 700 013

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH

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- 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.



LAKSHITA CONSTRUCTION PVT. LTD.

*Richy Bheria*

Director

Deponent

### 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 2<sup>nd</sup> Day of April, 2019.

LAKSHITA CONSTRUCTION PVT. LTD.

*Richy Bheria*

Director

Deponent

Identified by me

*Sujan Ray*  
Advocate  
SUJAN RAY  
C.M.M COURT



SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*Rekha Tewari*

REKHA TEWARI  
NOTARY

02 APR 2019

REKHA TEWARI  
NOTARY  
Regn. No. 10288/13  
C.M.M's Court  
Kolkata - 700 024