

8/206/21

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INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



48AB 940414

Before the Notary Public at Alipore Kolkata

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nirmal Debnath, promoter of the proposed project vides its authorization dated \_\_\_\_\_

I, Mr. Nirmal Debnath, Son of Mr. Fatick Debnath aged 52yrs, R/o 19, Jubilee Park, P.S. Bansdrani, Kolkata- 700 096 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed

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.

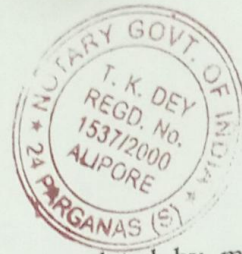
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*Nirmal Debnath*  
Proprietor

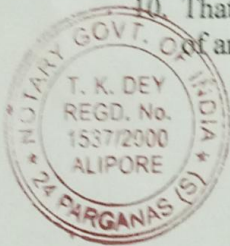
07 JAN 2021







2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 28/07/2024 (Project Completion Date).
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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.



NIRMAL BUILDERS

*[Signature]*  
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

Date: 07/01/2021

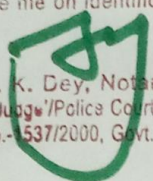
NIRMAL BUILDERS

*[Signature]*  
Proprietor

(NIRMAL DEBNATH)  
Deponent

Solemnly Affirmed & Declared  
before me on identification

T. K. Dey, Notary  
Alipore Juggu/Police Court, Cal-27  
Regd. No. 1537/2000, Govt. Of India



Identified by me

*[Signature]*  
Advocate

07 JAN 2021

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