

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

DIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

23AA 141777

FORM 'A'  
[See rule 3(2)]DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Mr. Rama Shankar Bhartia, Director of the Fortune Park Housing Projects Pvt. Ltd., promoter of the proposed project.

I, Mr. Rama Shankar Bhartia, promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That promoter has a legal title to the land All that piece and parcel of the Land classified as *Bastu* (Homestead) measuring 584 (five hundred and eighty four) decimal, equivalent to 17 (seventeen) *bigha*, 13 (thirteen) *cottah*, and 44 (forty four) square feet, more or less, comprised in L.R. *Dag* Nos. 1576, 1577, 1578, 1579, 1581, 1589, 1590, 1591, 1592, 1593, 1594, 1599, 1600, 1579/1751, 1578/1752, 1578/1753, 1600/1754, 1600/1755 and 1599/1756, under L.R. *Khatian* No. 1772 more or less in *Mouza* Moynagadi, J.L. No. 6, now numbered as 168, Krishna Nagar Road (NH - 34), P.O. - Noapara, Police Station Barasat, Kolkata - 700 125 under Paschim Khilkapur Gram Panchayat, District North 24 Parganas, on which the development of the Land under the project name "Fortune Height - Phase II". 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 as "Annexure I". The Promoter have commenced the development of the "Fortune Heights" project in phase and segment wise manner and commenced the construction of "Fortune Heights Phase II" consisting of 02 (Two) nos. of buildings bearing nos. Block - I and Block - J ("Project").

- 3 OCT 2018

005064

Fortune Park Housing Projects (P) Ltd.  
B-1/2, Gillander House,  
8, Netaji Subhas Road,  
Kolkata - 700 001

Sold to.....

of.....  
Rs. 20 (TWENTY ONLY)

PBCA T. HUKHERJEE  
LICENSED STAMP VENDOR

9, ICEL EXHIBITION PLACE,

Dist. Sign

23 APR 2018

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 30/04/2021
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 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.
6. That the amount 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 the Promoter shall get the amount 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 have 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.



For FORTUNE PARK HOUSING PROJECTS (P) LTD.  
*[Signature]*  
 Director  
 Deponent

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 19<sup>th</sup> day of September, 2018.

Deponent

IDENTIFIED BY ME  
*[Signature]*  
 T.K.R. JANA  
 ADVOCATE

General Affidavit  
 Sworn before me at  
 KOLKATA on 19/09/2018  
*[Signature]*  
 TAPAN DAS  
 Notary Public in India  
 West Bengal

3 OCT 2018