

FORM 'A'

[See rule 3(2)]

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. Utpal Ganguly duly authorized by the promoter (CITADEL CONSTRUCTION) of the proposed project , vide its authorization dated 01.06.2004

I Utpal Ganguly duly authorized by the promoter of the on going project do hereby solemnly declare, undertake and state as under :

1. That we have a legal title to the land on which the development of the project is under progress AND
A legally valid authentication of title of such land along with as authenticated copy of the agreement between such owners and promoter for development of the real estate projected is enclosed herewith .
2. That details of encumbrances (land mortgaged with Tata Capital Housing Finance Limited) including details of any rights, title, interest or name of any party in or over such land, along with details
3. That the time period within which the project shall be completed by promoter is 30.06.2019
4. That the seventy percent 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 schedule 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 That the amounts from the separate account , to cover the cost of the project , shall be withdrawn in proportion to percentage of completion of the project .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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer , an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 onths 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 promoter shall take all the pending approval on time, from the competent authorities .
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 .



Deponent

Verification

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

Verified by me at Madhyamgram on this 14th day of September 2018.



Deponent