

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

FORM-A

[see rule 3(2)]



AE 288145

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. PIYUSH BHARTIA promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 29/08/18:

I, PIYUSH BHARTIA Son LATE BISHWANATH BHARTIA aged 63 R/o 6 NATIONAL LIBRARY AVENUE, KOLKATA 700027. 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 / promoter 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 the 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 12- 01-26(Project Completion Date).
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 a particular project have been utilised for the project and the withdrawal has been made

P. K. Datta
Notary
Regn. No. 110198
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

03 FEB 2021

For BANAL DEVELOPERS PRIVATE LIMITED

Director

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.



For BANAJ DEVELOPERS PRIVATE LIMITED
Deponent
[Signature]
Director

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 03/02/21 on this 03rd day of FEBRUARY 2021
KOLKATA

Deponent
For BANAJ DEVELOPERS PRIVATE LIMITED
[Signature]
Director



Identified by me
[Signature]
Advocate
Sampa Paul
C.M.M. Court Kolk

P. K. Datta
Notary
Regn. No. 1101/98
G.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

[Signature]
Voluntarily Affirmed & Declared before me & Identified by advocate

P.K. DATTA
Notary

03 FEB 2021