

FORM 'A'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri. Pankaj Kumar Singh, son of Shri. Bijay Kumar Singh, residing at 82, Chintamani Dey Road, Police Station – Howrah – 711101, duly authorized by the promoter of the proposed Project, vide its authorization dated 19.07.2019;

I, Shri. Pankaj Kumar Singh, son Shri. Bijay Kumar Singh, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

The Owners have 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 alongwith 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 the promoter is 48 Months from the date of the sanction of Plan by the competent

authority, however the said period can be extended subject to the concerned terms and conditions of the Development Agreement between the Promoter and the Owners.

4. That seventy percent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 project that the 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 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 of 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.

Bosunsi
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 22nd day of July, 2019.

Boyan V. Sin

Deponent