



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of **MR. KAUSHAL AGARWAL**, being the Director of SHREE RAM INFRA NIRMAN PRIVATE LIMITED the promoter of the proposed project **NIRMALA ENCLAVE**;

I, **MR. KAUSHAL AGARWAL**, being the Director of SHREE RAM INFRA NIRMAN PRIVATE LIMITED the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

10 DEC 2020

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall, Street
Kolkata-700 001

1. That SHREE RAM INFRA NIRMAN PRIVATE LIMITED represented by me as the Director has entered into a Development agreement with A) Mrs. Bela Ghosh B) Mrs. Kakali Ghosh who possess 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 along with an authenticated copy of the agreement between such owner and promoter for development of the 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 30/06/2022.

4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

Shree Ram Infra Nirman Pvt. Ltd.

Raushel Agarwal
Deponent Director

RAJESH KUMAR SAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13790/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

10 DEC 2020

RAJESH KUMAR SAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13790 / 18
C.M.M. Court, Kolkata, W.B.



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 at Kolkata on this 10th day of December

Shree Ram Infra Nirman Pvt. Ltd.

Laushal Agarwal

Deponent Director

10 DEC 2020