



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 33AB 711653

FORM 'A'

[See Rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kiran Chand Lunawat duly authorized by the Promoter of the proposed project, vide its authorization dated 2nd April 2019.

I, Kiran Chand Lunawat son of Late P.C. Lunawat aged about 67 years having place of business at 12, Shakespeare Sarani, Kolkata – 700 071, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the proposed project is to be carried out AND legally valid authentication of titles of such land are 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 promoter is 30th September 2020.

15 MAY 2019

W

REKHA TEWARI
NOTARY
Regn. No.-10288/18
C.M.M's Court
Kolkata - 700 001

007227

Serial No.....

Name.....

Address..... **Swastik Projects Pvt. Ltd.**

71, Park Street, (Floor-14)

Kolkata-700 016

12 Shakespeare Sarani,

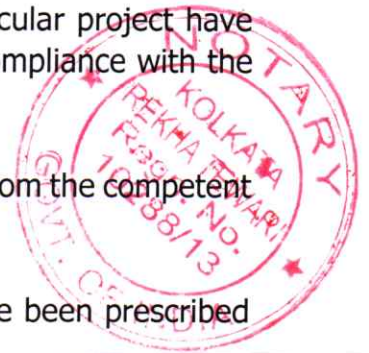
Kolkata-700 071

Licensed Stamp Vendor

Date..... **Srijit Sarkar**

13 MAY 2019

4. The seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under this 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.



K.C. Khunawat

Date: 15th day of May 2019

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 15th day of MAY

SAMPA PAUL
Advocate
C.M.M. Court, Kol-3

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M.'s Court
Kolkata - 700 001

ATTESTED
or
REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s Court
Kolkata - 700 001

K.C. Khunawat
Deponent

15 MAY 2019

