

भारतीय गैर न्यायिक

दस
रुपये

रु. 10

TEN
RUPEES

Rs. 10

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

NOTARIAL NOTARIAL

पश्चिम बंगाल WEST BENGAL

AB 595648

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 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 promoter is 30th September 2020.
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.

Handwritten signature

27 APR 2019

282601

10 AUG 2018

NO.

Name :

Address :

Vendor :

Nitya Sengupta
Advocate
Calcutta High Court

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Date: 26th day of April 2019

K.C. Kumawat

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 26th day of April, 2019.

K.C. Kumawat

Deponent

IDENTIFIED BY ME

T.K.R. JANA
ADVOCATE

R.N. MAITI
Notary
Regd. No. 379/92
3, Bankshal Street
Calcutta-1

Solemnly Affirm
&
Declared before me
on Identification of Advocate

[Signature]
27 APR 2019 R. N MAITI
Notary

