

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



44AB 937150

FORM 'A'


[See rule 3(2)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit - Cum - Declaration

Affidavit - Cum - Declaration of **Mr. SUBHANKAR DUTTA** (PAN NO. **AJPD5695A**), son of Sri Pijush Kanti Dutta, the Partner of **SRI VINAYAK INFRADEV**, Promoter of the proposed Project "**RIDDHI APARTMENT**".

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

31 JUL 2020

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

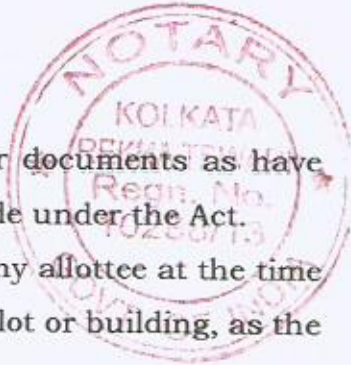
1. That I, Promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31.03.2022.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I/Promoter shall take all the pending approvals on time, from the competent authorities.

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

31 JUL 2020





- 8. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That I/Promoter shall not discriminate against any allottee at the time of allotment of any allotment of any apartment, plot or building, as the case may be, on any grounds.

**SRI VINAYAK INFRADEV**  
*Subhaman Datta*  
**Partner**

.....  
**Deponent**  
**Identified by me**  
**Advocate**

**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 31<sup>st</sup> day of July, 2020.

**SRI VINAYAK INFRADEV**  
*Subhaman Datta*  
**Partner**

.....  
**Deponent**  
**Identified by me**  
**Advocate**

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

SOLEMNLY AFFIRMED AND DECLARED  
 BEFORE ME ON IDENTIFICATION

*REKHA TEWARI*  
 NOTARY

31 JUL 2020