

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



4888 567972

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 M/S. IABA HOUSING PRIVATE LIMITED represented by its Director Mr. Shakti Dhar Suman, promoter of the proposed residential project "Amrit Kutir"; I, Shakti Dhar Suman son of Shri Janardan Prasad Sah Hindu by Religion, aged about 50 years, Occupation Business, resident of Flat No. 3029, Sector -B, Pocket 4, Vasant Kunj, New Delhi - 110070, being partner of M/S. IABA HOUSING PRIVATE LIMITED do hereby solemnly declare, undertake and state as under:

1. That M/S. IABA HOUSING PRIVATE LIMITED represented by its Director Mr. Shakti Dhar Suman has a legal title to the land on which the development of the project is proposed.

AND

20 MAR 2021

26 MAR 2021



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 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 M/S. IABA HOUSING PRIVATE LIMITED, being the promoter of the project is 60 months from the date of allotment (Completion Date September 2026)
4. That seventy percent of the amount realised by M/S. IABA HOUSING PRIVATE LIMITED 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 M/S. IABA HOUSING PRIVATE LIMITED, being 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 M/S. IABA HOUSING PRIVATE LIMITED shall take all the pending approvals on time, from the competent authorities.
8. That M/S. IABA HOUSING PRIVATE LIMITED has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That M/S. IABA HOUSING PRIVATE LIMITED 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.

**IDENTIFIED BY ME**

*[Signature]*  
**ADVOCATE**



*[Signature]*

Deponent

**SK. Nazrul Islam**  
Notary, Govt. of W.B.  
Regd. No. 447/19  
Civil Court, Calcutta

Solely Affirmed and  
Declared before me U/S 139  
CPC, U/S 287 (C) CBPC

*[Signature]*  
**Notary**

26 MAR 2021



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 Delhi on this 24<sup>th</sup> day of March 2021.

I identified by me  
Shaharaj  
Bawrote



*[Handwritten Signature]*



24 MAR 2021

26 MAR 2021