

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 875792

FORM 'A'

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. Satyabrata Das (Proprietor of Disha Construction) 335, Mahatma Gandhi Road, PO & PS - Haridevpur, Kolkata - 700082** promoter of the proposed project of the proposed project, vide their authorization dated **16th August 2019**.

I, **Mr. Satyabrata Das** promoter of the proposed project 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

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 real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

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3. That the time period within which the project shall be completed by us is 31st November 2022.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.
8. That I promoter have 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 apartment, plot or building, as the case may be, on any grounds.

Satyabrata Das
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom

Verified by us at Kolkata on this 11th February 2021

Satyabrata Das
Deponent

VERIFIED BY ME
Abhishek Choudhary
ADVOCATE



Signature Attested
on Identification
Abhishek Choudhary
MAFIA, ALIPORE
Notary Govt. of West Bengal
Regd. No. 1287/2019
Alipore Judges' Court

12 FEB 2021