

SI. NO. 1



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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

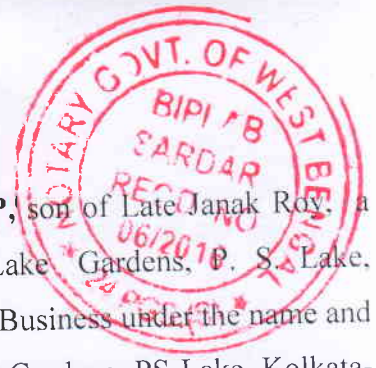
Affidavit cum Declaration of Mr.-**SRI MOHAN KUMAR** duly authorized by a registered Development Agreement dated 18th April 2017, registered with the office of the ADSR, Alipore, South 24 Parganas in Book No. I, Volume No.1605-2017, Pages 53233 to 53283, being no. 160502073 for the year 2017:



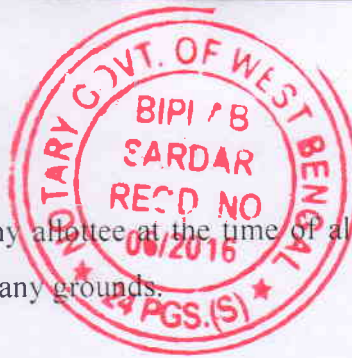
02 DEC 2019

I. **SRI MOHAN KUMAR Permanent Account No AEQPR4761P**, son of Late Janak Roy, a Hindu businessman, by Nationality – Indian, residing at D / 621, Lake Gardens, P. S. Lake, P. O. Lake Gardens, Kolkata – 700045, carrying on a proprietor ship Business under the name and style of **“BIDYARTHI BUILDERS”** having its office at 599, Lake Gardens, PS-Lake, Kolkata-700045, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have development right in the of the project is proposed 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 me is 31st December 2022, (**“Committed Possession Date”**).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I have has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



02 DEC 2019



9. That I 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.

For BIDYARTHI BUILDERS

Proprietor

Deponent

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 Alipore on this 2nd day of December 2019


For BIDYARTHI BUILDERS

Proprietor

Deponent



Solemnly Affirmed & Declared
before me on Identification


BIPLAB SARDAR
NOTARY
Regd. No. - 06/2016
Govt. of West Bengal

02 DEC 2019

Identified by me

Advocate