

10/7/20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

30AB 390818



Before the Notary Public at Alipore Kolkata

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **M/S HERITAGE REGENCY DEVELOPERS LLP** promoter of the proposed project duly having necessary development rights granted by the owners of the proposed project, by virtue of Development Agreement dated 23<sup>rd</sup> August 2016, and represented by its Partner namely Raj Vardhan Patodia, S/o. Late Gopal Prasad Patodia, working for gain at 207, Acharya Jagadish Chandra Bose Road, P.S. - Baniapukur, Kolkata- 700 017.



15 JUL 2020

We, **M/S HERITAGE REGENCY DEVELOPERS LLP**, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That **Gokul Dham Nirman LLP & Gokul Heights Private Limited**, (the land owners) have legal title to the land on which the development of the proposed projects to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the proposed project has been mortgaged with Axis Bank LTD against the loan availed by us under the Account Number 916030057649860, having its office at AC Market Building, 3<sup>rd</sup> Floor, 1, Shakespeare Sarani Kolkata- 700 017
3. That the time period within which the proposed project shall be completed by the promoter is 6 years i.e. upto 2026.
4. That seventy percent of the amount 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by the engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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and the withdrawal has been in compliance with the provisions of the percentage of completion of the project.



7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under this Act.
9. That the Promoter shall not discriminate against any allottees to the timed of allotment of any apartment, plot or building as the case may be, on any grounds.

HERITAGE REGENCY DEVELOPERS LLP

*[Signature]*  
Designated Partner/ Authorized Signatory

Deponent

Verification

The contents of the Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

Verified by me at Kolkata on this 15<sup>th</sup> day of July, 2020.



HERITAGE REGENCY DEVELOPERS LLP

*[Signature]*  
Designated Partner/ Authorized Signatory

Deponent

Solemnly Affirmed & Declared  
before me on identification

*[Signature]*  
T. K. Dey, Notary  
Alipore Judge/Police Court, Cal-27  
Regd. No. -1537/2000, Govt. of India

Identified by me

*[Signature]*  
Advocate

15 JUL 2020

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*[Signature]*

Advocate  
Alipore Police Court  
Kolkata- 700027  
W.B.-825/1979