



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 43AB 839217

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

I, Sanjay Kumar Gupta being duly authorised by Ganapati Villa Mansion Pvt. Ltd. Being the Promoter of the proposed project vide Board Resolution Dated-28-07-2018 do hereby solemnly undertake and declare as follows.

1. That Ganapati Villa Mansion Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out

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.
3. That the time period within which the project shall be completed by me/promoter is 31-09-2021

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.2700104  
C.M.'s. Court  
\* & 3 Bankshall Street  
Kolkata-700 001

18 MAR 2020



4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / promoter shall take all the pending approvals on time, from the competent authorities.
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 apartment, plot or building, as the case may be, on any grounds.

**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 18<sup>th</sup> day of March, 2020

GANAPATI VILLA MANSION PVT. LTD.

*Sanjay K. Gupta*

Director

Deponent

✓

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.2700/04  
C.M.M's. Court  
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ATTESTED BY ME  
*KK Paul*  
KAMAL KUMAR PAUL  
NOTARY Govt. of India  
REGD NO 2700/04

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