

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AB 785721

FORM-A
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Archana Properties Pvt. Ltd. promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 15.11.2018:

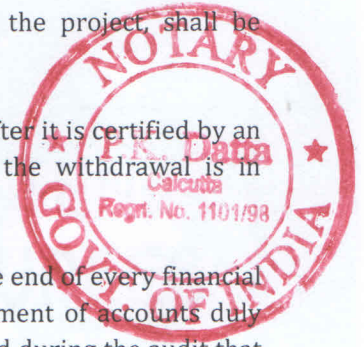
We, M/s. Archana Properties Pvt. Ltd. having its registered office 11, Crooked Lane, Kolkata - 700069, represented by Mr. Harsh Vardhan Kajaria, S/o Mr. Arun Kumar Kajaria, aged 38 years R/o 11, Crooked Lane, Kolkata - 700069, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Archana Properties Pvt. Ltd. / promoter have/ has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/12/2021.
4. That seventy per cent of the amounts realised by 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.

P. K. Datta
Notary
Regn. No.: 1101/NS
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



Deponent

ARCHANA PROPERTIES PVT. LTD.

[Signature]
Director

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 11, Crooked Lane, Kolkata - 700069 on 15th day of November, 2018

Deponent

ARCHANA PROPERTIES PVT. LTD.

[Signature]
Director

IDENTIFIED BY MR

[Signature]
ARUN KUMAR SARKAR
Advocate
M M's Court Calcutta

**Solemnly Affirmed &
Declared before me
Identification by advocate**

P. K. DATTA
Notary

10.5 DEC 2018

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