

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of AKMA ENGINEERS AND ARCHITECTS
, developer of the proposed project / duly authorized by the promoter of the
proposed project vide its/his/their authorization dated _____:**

I / We, **Anindya Sengupta** Son of Arun Kanti Podder aged 45 years, R/o 175/J, Manicktala Main Road, Kolkata – 700 054 and AKMA Engineers And Architects developer of the proposed project / duly authorized by the developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / developer have / has a legal title to the land on which the development of the project is proposed
Or
The Promoters have 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 developer 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 us developer is **01.03.2021** (Project Completion Date). That seventy per cent of the amounts realised by developer 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That developer 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 developer shall take all the pending approvals on time, from the competent authorities.
8. That developer have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. That developer 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

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 _____ on this ____ day of _____.

Deponent