

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

BEFORE THE NOTARY PUBLIC

पश्चिम बंगाल WEST BENGAL AT CHANDANNAGAR 38AB 015549

Ref. 23
Date 15.10.19

FORM 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of PUSPITA GANGULY, D/O MANINDRA NATH LAHIRI, RESIDING AT FLAT NO-C/1/2, PUSPANJALI APARTMENT, BARABAZAR, P.O. & P.S. CHANDERNAGORE, DIST- HOOGHLY, DESIGNATION - DIRECTOR, Ithemba DEVELOPMENTS LIMITED, promoter of the proposed project;

I, PUSPITA GANGULY, D/O MANINDRA NATH LAHIRI, RESIDING AT FLAT NO-C/1/2, PUSPANJALI APARTMENT, BARABAZAR, P.O. & P.S. CHANDERNAGORE, DIST- HOOGHLY, DESIGNATION - DIRECTOR, Ithemba DEVELOPMENTS LIMITED, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, ITHEMBA DEVELOPMENTS LIMITED 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 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 11/05/2020.



Puspita Ganguly
Director
ITHEMBA DEVELOPMENTS LTD.

ASISH KUMAR GHOSH
NOTARY
Regd. No. 76 of 2002
CHANDERNAGORE
HOOGHLY

15 OCT 2019

232911

S.L. No. _____ Sold To _____
 Rs. _____ Advs. _____
UPTAL SEN CHOWDHURY
 Advocate
 Metropolitan, Magistrates' Court
 Kolkata

G.C. SAHA
 (Govt.) LICENSED STAMP VENDOR
 11A, Mirze Galip Street, Kol- 87

Stamp Date _____ Sign _____

18 SEP 2019



ASISH KUMAR CHAKRAVARTY
 Notary
 11A, Mirze Galip Street, Kolkata-87

18 OCT 2019

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



ASISH KUMAR GHOSH
 NOTARY
 Regd. No. 76 of 2002
 CHANDERNAGORE
 HOOGHLY

ITHEMBA DEVELOPMENTS LTD.

Puspita Ganguly

Verification

Director

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 Chandernagore on this 15th Day of October, 2019.

ITHEMBA DEVELOPMENTS LTD.

Puspita Ganguly

Director

Deponent

Signed in my presence and Identified by me,

A. K. Ghosh Advocate.. Chandernagore Court..

Solemnly Affirmed & Declared Before Me

A. K. Ghosh
 NOTARY
 Chandernagore

15 OCT 2019