

Serial No. 32/2020

As per Register of Notary



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 574723



FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rohit Kayal Partner of Kayal Infra being promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27/08/2020 :

I, Rohit Kayal Son of Mr. Shyam Sundar Kayal aged 31 years R/o Flat No. 6A, Block 2, Lake District, 74/1, Narkeldanga Main Road, Kolkata - 700054, P.O. Kankurgachi, P.S. Phoolbagan promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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1. That Mr. Shyam Sundar Kayal and Mrs. Anu Kayal have/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 the 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 15/09/2023.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



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- 8. That promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That promoter 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.

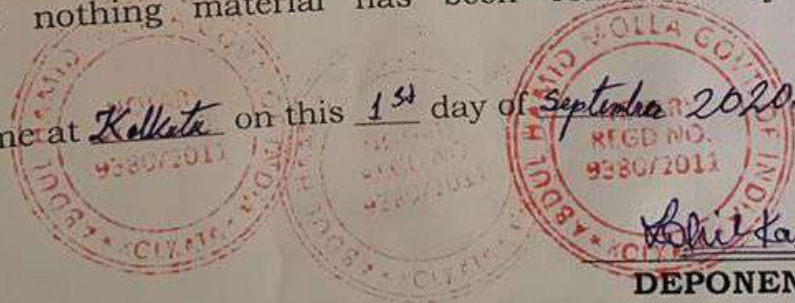
Rohit Kayal

DEPONENT
(ROHIT KAYAL)

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 Kolkata on this 1st day of September 2020.



Rohit Kayal

DEPONENT
(ROHIT KAYAL)

ABDUL HAMID MOLLA
 NOTARY
 Advocate, High Court, Calcutta
 Regd. No. 9380 / 2011
 Government of India
 High Court, Calcutta
 Gate No 'E'
 M:- 9831104098

I certify that the Person / Persons sign in my presence and identified by me

[Signature]

Advocate

Enrol' No. F/1342/2018

[Signature]



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S.L. No. Sold To..... **SUBHASH CH. SAHA**
 No. Adm. (Advocate)
 Sealdah Court, Kol-14

G.C. SAHA
 (Govt.) LICENSED STAMP VENDOR
 11A, Mirza Ghalib Street, Kol- 07

Issue Date Sign..... *[Signature]*

24 AUG 2020

FORM-A
(Part III 3(x))

AFFIDAVIT FOR DECLARATION

Allydavit cum Declaration of Mr. Subhash Chandra Saha, Advocate, Sealdah Court, Kolkata, being promoter of the proposed project A duly authorized by the promoter of the proposed project vide the authority mentioned in the affidavit dated 24/08/2020.

Mr. Subhash Chandra Saha, Advocate, Sealdah Court, Kolkata, being promoter of the proposed project A duly authorized by the promoter of the proposed project vide the authority mentioned in the affidavit dated 24/08/2020.