

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC

55AA 093642

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

Affidavit cum Declaration of Mr. Milan Chakraborty on behalf of (Director of) Advantage Bengal Infrastructure Ltd, promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its /his/their authorization dated 20-12-2018;

I, Milan Chakraborty on behalf of Advantage Bengal Infrastructure Limited, promoter of the proposed project do hereby solemnly declare and state as under:

1. Advantage Bengal Infrastructure Limited 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.

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Or. Plaza
Bhubaneswar, Odisha
751 005

20 DEC 2018

Advantage Bengal Infrastructure Ltd.

Milan
Director



2. That the land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30-06-2019.
4. That seventy percent of the amount realised by promoter for the real estate project from all 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 That the amounts from the separate account to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

Advantage Bengal Infrastructure Ltd.

[Signature]
Director

Deponent

Verification

The content 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 20th day of December 2018.

Advantage Bengal Infrastructure Ltd.

[Signature]
Director

Deponent

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

(identified by me

[Signature]
Advocate

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

20 DEC 2018