



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
FORM 'A'
[See rule 3(2)]

28AB 637147



BEFORE THE NOTARY PUBLIC

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. ABHIJIT AGARWAL duly authorized by the promoter of the proposed project, vide its authorization dated 30th May 2018;

I, ABHIJIT AGARWAL, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land 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 promoter is 31st December 2019.
4. That seventy per cent of the amounts realized 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.

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Baidhannagar, Kolkata
West Bengal

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

MANGALYA NIRMAN PVT. LTD.
Abhijit Agarwal
Director
Deponent

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 18th day of December 2018

MANGALYA NIRMAN PVT. LTD.
Abhijit Agarwal
Director
Deponent

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Solemnly Affirmed
&
Declared Before me
& Identification of Advocate

B. N. SAHA
NOTARY

Identified by me

Advocate

18 DEC 2018