



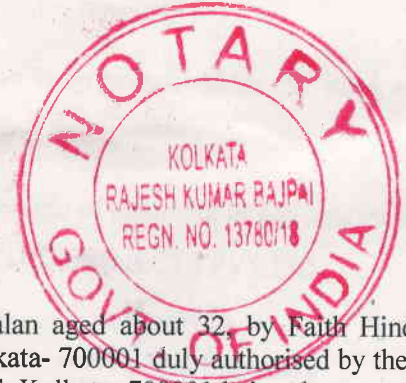
पश्चिम बंगाल WEST BENGAL

34AB 868310



Form 'A'
[See rule 3(2)]

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Ayush Jalan. S/o. Sri Dinesh Jalan aged about 32, by Faith Hindu by occupation Business working for gain at 1, Netaji Subhash Road, Kolkata- 700001 duly authorised by the DTC Projects Pvt. Ltd having its Registered Office at 1, Netaji Subhash Road, Kolkata- 700001 being the promoter of the proposed project, vide its authorisation dated 26.08.2019.

I, Ayush Jalan, duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have 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 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 subject to T.S. No. 109 of 2015 (Entaz Ali Sardar Vs. Landis Gyar Ltd. & Ors.) pending before the Court of the Ld. 6th Judge (Junior Division) at Alipore District South 24 Parganas.

Handwritten signature

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

28 AUG 2019



3. That the time period within which the project shall be completed by promoter is 31st December, 2024.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

For DTC PROJECTS PVT. LTD.

[Signature]
 Authorised Signatory
 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 26th Day of August, 2019 For DTC PROJECTS PVT. LTD.

[Signature]
 Authorised Signatory
 Deponent

Identified by me
[Signature]
 Utpal Sen Chowdhury
 Advocate
 C.M.M. Court, Kolkata

RAJESH KUMAR BAJPAI
 NOTARY GOVT. OF INDIA
 Reg. No. 13780/18
 G.M.M.S' Court
 2 & 3 Bankshall Street
 Kolkata-700 001

Solemnly Affirm & Declared Before
 Me on Identification of Ld. Advocate

[Signature]
 RAJESH KUMAR BAJPAI, NOTARY
 Govt. of India
 Regd. No. 13780/18

12 8 AUG 2019