

अर्किभवाग पश्चिम बंगाल WEST BENGAL

41AB 240225

P.K. Palit

egn. No.-32/2002

Form-'A

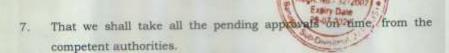
SEFORE THE WHILE TRAILS (12) of West Bengal Housing Industry Regulation Rules, 2018

AFFIDAVIT CUM DECLARATION

WE, (1) PARVEEN AGARWAL, son of Late Rajendra Kumar Mandir Mahamaya 26, residing at Agarwal, Mahamayatala, Garia, Post Office- Garia, Police Station -Sonarpur, Kolkata - 700084, District - South-24 Parganas, AND (2) PRATIK LAKHOTIA, son of Late Suresh Chandra Lakhotia, residing at 8/10/1, Alipore road, P.O.- Alipore, P.S. - Alipore, District - South-24 Parganas, being the Kolkata-700027, partners of the M/S. LA REALTY, a Partnership Firm having its registered office at P-16, C.I.T. Road, P.O. & P.S.- Entally, Kolkata-700014, the Developer of the project Christened "LA FORTUNA", being Holding No. 396 within the Limits of Booksooghly 1, Gram Panchayat, Police Station - Narendrapur formerly Sonarpur), Post Office - Narendrapur, Kolkata -700103, District South 24 Parganas, do hereby solemnly declare, undertake and state as under:

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- 1. We 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 along with an authenticated copy of the agreement between such owner/s and promoter for development of the real estate project is enclosed herewith.
- That the said land is free from all encumbrances.
- That the project has been completed by us as per sanctioned building plan vide plan No. 590/720/KMDA dated 13.12.2019 duly sanctioned by the Zila Parishad, South-24 Parganas. and project completion date is December, 2022.
- 4. That seventy percent of the amounts realized by us 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered of 5 MAR 2020 accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that we shall get the accounts audited within six months after the end of every financial by a chartered accountant in practice, and shall produce a percentage of accounts duly certified and signed by such chartered Notake No. 327 account and it shall be verified during the audit that the Endy Date 2407-2922 amounts collected for a particular project have been utilized for the proportion to the percentage of completion of the project.



- That we have furnished such other documents as have been 8. prescribed by the rules and regulations made under the Act.
- That we shall not discriminate against any allottee at the time of 9. allotment of any apartment, building, as the case may be, on any grounds.

PARVEEN AGARWAL

PRATIK LAKHOTIA Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

on this 05.th day of March Kolkata Verified by me at _

0 5 MAR 2020

Identified by me

PARVEEN AGARHAL

Deponent

Lossfrom at Bardiniar Child & Greening