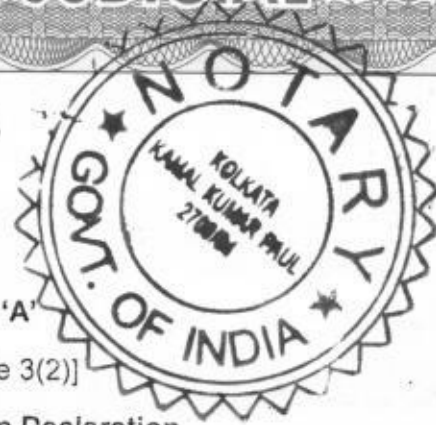




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 595124



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya Gupta director of M/s IRC Infra and Realty Pvt Ltd duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31/08/2018.

I, Mr. Aditya Gupta 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
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 30<sup>th</sup> June 2019.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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

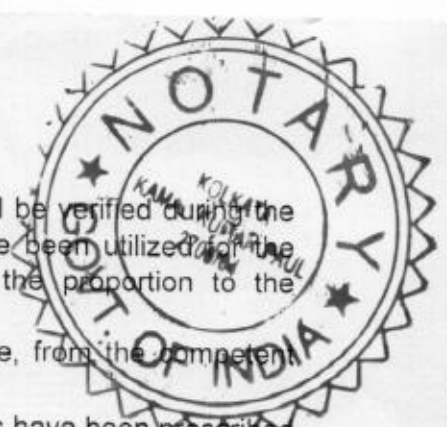
Identified by me

*Utpal Sen*  
Utpal Sen Choudhury  
C.M.M. Court  
Advocate

*Aditya Gupta*

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.2700/04  
C.M.M.'s. Court  
2 & 3 bankshall Street  
Kolkata-700 00

18 JAN 2019



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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That I/ 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.

Utpal Chandra Ghosh  
C.M.M. Court  
Advocate

*Aditya Gupta*

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 18<sup>th</sup> day of January 2019

*Aditya Gupta*  
Deponent

Solemnly affirmed & Declared Before  
me on identification of Ld. Advocate

*[Signature]*

KAMAL KUMAR PAUL, NOTARY  
Govt of India, Regn No 2700/04

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
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