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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



44AB 805689

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. Prodip Kumar Das, son of Late Purnendu Sekhar Das, by faith : Hindu, by Nationality – Indian, residing at 1983, Mukundapur, Satabdi Park, 4<sup>th</sup> Floor, Post Office - Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, Promoter of the proposed project do hereby declare undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed

a legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and Developer/Promoter for development of the real estate project 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 us/ Developer/Promoter is within 31.12.2021.



24 FEB 2020







4. That seventy per cent of the amounts realized by us/Developer/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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Developer/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 I/Developer/ Promoter shall take all the pending approvals on time from the competent authorities.

8. That I/Developer/Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/Developer/Promoter shall not discriminate any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Ashirbad Reality Pvt.Ltd

*[Signature]*

Director

DEPONENT



Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me on this 24 day of Feb

2020

Ashirbad Reality Pvt.Ltd

*[Signature]*

(DEPONENT)

Identified by me  
*[Signature]*  
Adv

Solemnly Affirmed & Declared  
Before me on identification

*[Signature]*

B. K. NASKAR, Notary  
Alipore Police Court, Kol-27  
Regn. No. 102 / 2007  
Govt. of West Bengal

24 FEB 2020

