

भारतीय गैर न्यायिक

दस
रुपये

10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sumit Agarwal, son of Mr. Nawal Kishore Agarwal, residing at 4/1/2B, Hara Prasad Dey Lane, Barabazar H.O. Kolkata – West Bengal - 700007, director of M/s Regent Hirise Private Limited having its registered office at 207 A J C Bose Road, Kolkata - 700017, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its board resolution dated 01/09/2018.

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

1. That the owners namely Malay Kumar Banerjee, Sanjay Banerjee and Ajay Banerjee have a legal title to the land at the premises No. 20 & 22B, G.T. Road, Bhadrakali, Uttarpara, Hooghly - 712232, 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 owners and promoter for development of the real estate project is enclosed herewith.

RIMAL KUMAR BANERJEE
NOTARY

C.M.M.'s Court Campus
1 4 Bankenall Street
Kolkata-700 00*

Sumit Agarwal

30 OCT 2018



Serial No. 52119 -
Name.....
Address.....
71, Park Street, (Room No.-14)
Kolkata-700 010

Regent House Pvt. Ltd.
207, A J C Bose Rd.
KOL-17

11 OCT 2018

Date.....
Licensed Stamp Vendor
Srijit Sarkar



3 OCT 2018
SRIJIT SARKAR
NOTARY
10, Park Street
Kolkata-700 010





2. That the said land is free from all encumbrances except mortgage with ICICI Bank Ltd towards Project Financing .
3. That the time period within which the project shall be completed by the promoter is 31-03-2020.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 has 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.

Sunit Agarwal
Deponent

Verification

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

Verify by me at Kolkata on this 12th day of October, 2018

RIMAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus
2, Bankahall Street
Kolkata-700 007

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

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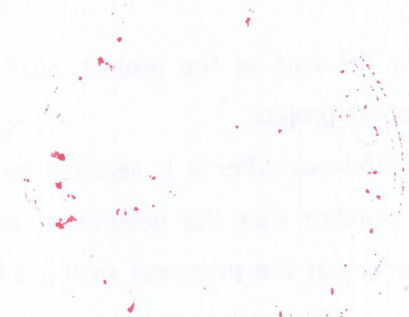
Sunit Agarwal
Deponent

Identified by me

30 OCT 2018



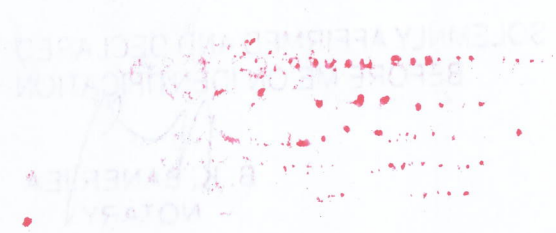
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Carl A. ...
Notary

Notary

Carl A. ...
Notary



NOTARY
C. M. J. BAKER
Notary Public, State of California

31 OCT 2018

Carl A. ...
Notary