



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 493023

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. **SANKAR KUNDU** promoter of the proposed project / duly authorized by the promoter of the proposed project vide his authorization dated **20.11.2018**:

I, **SANKAR KUNDU** Son of **LATE SUBOL KUNDU** aged **68 Years** R/o **DEVALOKE DEVELOPERS LIMITED** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **That the promoter** have / has 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 and promoter for development of the real estate project is enclosed herewith. **ANNEXURE 'E'**

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshail Street
Kolkata-700 001

01 DEC 2018

No. 1374 Dt. 30.11.18 Rs. 100/-

Name.....

Address.....

Stamp Vendor.....

Devalke Developers Ltd.

82, Garia Main Road


Mahamangalika

Kol-700084.

SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details. ANNEXURE 'D'
3. That the time period within which the project shall be completed by me/promoter is 28.02.2022 (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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 DEVALOKE DEVELOPERS LTD.


Deponent **Director**


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 27th day of November, 2018.

For DEVALOKE DEVELOPERS LTD.


Deponent **Director**

Identified by me

Advocate
Sampa Paul
C.M.M. Court, Kolkata


KAMAL KUMAR PAUL Solemnly Affirmed & Declared Before
NOTARY GOVT. OF INDIA me on identification of Ld. Advocate
Regd. No.2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 008


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

01 DEC 2018

