



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 433937

FORM-A  
[see rule 3(2)]

**Affidavit cum Declaration of Mr. Surendra Kumar Sharma, promoter of the proposed project "ANKUR DIVA" duly authorized by the promoter of the proposed project vide its authorization dated 10.12.2018:**

**AFFIDAVIT CUM DECLARATION**

I, Surendra Kumar Sharma Son of Late Chhagan Lal Sharma aged 56 years, R/o 3, Mayfair Road, Flat No.4A, Kolkata-700019, promoter of the proposed project "ANKUR DIVA" duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Gautam Construction Company Pvt. Ltd. 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.
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 **31/12/2021** (Project Completion Date).

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.2700/04  
C.M.'s, Court  
2 & 3 Bankshall Street  
Kolkata-700-004

21 DEC 2018

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

  
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 21 day of December, 2018.

  
Deponent

Identified by me  
  
Utpal Sen Chowdhury  
C.M.M. Court  
Advocate

UTPAL SEN CHOWDHURY  
Advocate  
Metropolitan, Magistrates' Court  
Kolkata

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

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

21 DEC 2018