



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 302138



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027



FORM-A
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kanchan Mitra promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/his/their authorization dated 13.02.2020.

I, Kanchan Mitra, Son of Late Ajit Mitra, aged about 64 years, resident of 1, pathak para Road, Behala, Kolkata-700060, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :-



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Kanchan Mitra

20 FEB 2020



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1. Tapan Mitra and 2 others 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.

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).

4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



Kanchan Hilda

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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.

Kanchan Mitter

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 _____ day of February, 2020.



Signature attested
or identification

Kazi Khatekujamar
Kazi Khatekujamar
Notary, Govt. of W.B
Regn. No. 07/2016
Kolkata

Kanchan Mitter

DEPONENT

Identified by me.

Susmita Pal
Advocate

20 FEB 2020