



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

36AB 269988

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 **M/s. LABONYA GROUP Prop. Shri SAPTARSHI DE** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date **29th August 2017**.

I, **Shri SAPTARSHI DE Prop M/s. LABONYA GROUP** Office at Bara Kanthalia, PO-Sewli-Telenipara, Barrackpore, North 24 Parganas, PS-Titagarh, Kolkata-700121, West Bengal, 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 I / promoter have / has a legal title to the land on which the development of the project is proposed
OR

_____ 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.

OR

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is year **Dec.2022**
4. That seventy per cent off the amounts realised by me / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 promoter shall take all the pending approvals on time, *Tom* the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

LABONYA GROUP
Saptarshi De
Proprietor
Deponent.

Verification

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

Verified by me at Barrackpore on this 25th day of Feb.2020.

LABONYA GROUP
Saptarshi De
Proprietor
Deponent.