



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Before the Notary Public
Govt. of India



Affidavit cum Declaration

Affidavit cum Declaration of Shivam Asthana son of Late Vijay Kumar Asthana, working for gain at 54/10, Debendra Chandra Dey Road, Kolkata- 700 015 duly Authorized Signatory by the promoter Revera Milk & Foods Private Limited of the proposed project Plot No CF-2, (Premises No 02-0178) Newtown, Kolkata- 700 136, P.S. Newtown, vide its authorization dated 18.01.2018.

I, Shivam Asthana, as Authorized Signatory of the promoter of the project 'One Victoria' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Revera Milk & Foods Private Limited have 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.

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31.07.2028.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, 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 this 21st day of November 2023.


Deponent

Identified by me
Nishan Ch. The
Advocate
High Court, Calcutta

Solemnly Affirmed &
Declared Before Me
On Identification By


SARBANI MITRA
NOTARY
Regd. No.-5515/08

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