



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AV 085126



Affidavit cum declaration

Affidavit cum Declaration of Mr. Ravi Khaitan being representative of the promoter of the proposed project vide its authorisation dated 06th August 2024.

I, Ravi Khaitan, son of Late Nirmal Kumar Khaitan, aged about 47 years, residing at 152/2, Block-B, Bangur Avenue, Kolkata -700 055, being representative for the promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Avocado Constructions Pvt Ltd and others have a legal title to the land on which the development of the project is proposed and a legally valid authentication of the 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.

SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
City: Specious Court, Kolkata

26 FEB 2025

3. That the time period within which the project shall be completed by the promoter is 31st December 2029.
4. That seventy per cent of the amount realised by the promoters for the real estate project from the allottees from time to time, shall be deposited in a separate account in the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 ground.

DTC PROJECTS PVT. LTD.

Kari Khosla
Deponent Signatory

Verification

The content of my above affidavit cum declaration are true and correct and nothing material has been cancelled by me therefrom.

Verified by me at Kolkata on this day of 26th Feb 2025

Sujata Ghosh Das
Notary Govt. Of W.B.
Regd. No. 014/22
Sessions Court, Kolkata

SOLEMN AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

DTC PROJECTS PVT. LTD.

Kari Khosla
Deponent Signatory

NOTARY

Identified by me
Advocate
Enrollment No. WB/154-A/19
C.M. Court, Kolkata

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