

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



WEST BENGAL

Before the Notary Public  
Govt of India

Form 1A

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Rishi Vidhawan promoter of the proposed project /duly authorized by the promoter of the Proposed project, vide its /his /their authorization dated 27.03.2019.

I, Rishi Vidhawan 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 we Excel Nirman Private Limited have /has a legal title to the land on which the development of the proposed project is carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between

31 MAY 2019



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us the owners, 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 31.03.2022.
4. That seventy per cent of the amounts realized by us or 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the



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7. That we / promoter shall take all the pending approvals on time, from the competent authorities.

8. That we / promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we / 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.

Excel Nirman Pvt. Ltd.

Deponent.

Director

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 31st day of May 2019.

Excel Nirman Pvt. Ltd.

Director

Deponent.

Identified by me.

Solemnly Affirmed &  
Declared Before me  
on Identification by.....

SARBANI MITRA  
NOTARY  
Regd. No.-5515/08

Advocate.

31 MAY 2019