



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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 Mr. Sandeep Gupta, son of Late A.S.Gupta, duly authorized by the promoter of the proposed project, vide their authorization dated 30th August 2019;

I, Mr. Sandeep Gupta, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshail Street
Calcutta - 700001


30 OCT 2019

2. That the said property has been mortgaged with Magma Housing Finance Limited having its registered office at Development House, 24 Park Street, Kolkata 700016, against the loan availed by us under the Account Number HL/0011/H/18/100004 .
3. That the time period within which the project shall be completed by promoter is December 2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

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DEPONENT

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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 this30th..... day of October, 2019.....

DEPONENT

P. K. DAYTA
Notary

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Notary
Regn. No. : 1101/98
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2 & 3, Bankshahi Street
Calcutta - 700061

Identified by me

Advocate
SUJIAN RAY
M. COUR.

30 OCT 2019