

NOTARIAL STAMP
NOT AVAILABLE

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

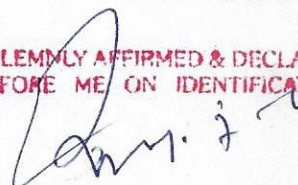
Affidavit-cum-Declaration

Affidavit-cum-Declaration of Mr. PROSANTA SARKAR (PAN No- BDDPS2519B), son of Hemanta Sarkar one of the Director of BALASON CONSTRUCTION PRIVATE LIMITED, Project name **THE ORCHARD**, Promoter of the proposed project.

I, Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That I, promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

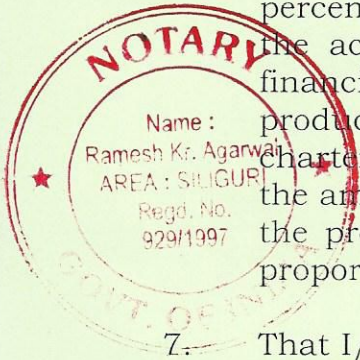
SOLEMNLY AFFIRMED & DECLARED Cont.....2
BEFORE ME ON IDENTIFICATION


Ramesh Kr. Agarwal
NOTARY
SILIGURI

1 JUL 2020

Balason Construction Pvt. Ltd.
Prosanta Sarkar
Director

3. That the time period within which the project shall be completed by me/promoter is 31ST MARCH 2022.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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, from 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.



Balason Construction Pvt. Ltd.
Basant Kumar

..... Director
 Deponent

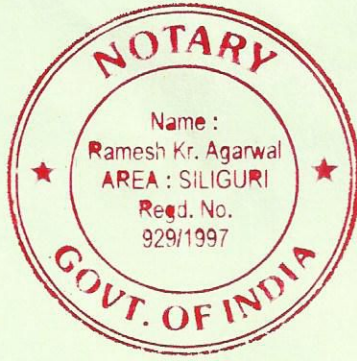
Identified by me

Advocate

SOLDING AFFIRMED & DECLARED
 BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
 NOTARY
 SILIGURI

1 JUL 2020



Verification

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

Verified by me at Advocate chamber on this 1st July day of 2020.

Balason Construction Pvt. Ltd.
Basanta Sarkar

 Deponent **Director**

Identified by me

[Signature]
 Advocate

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
Ramesh Kr. Agarwal
NOTARY
SILIGURI

1 JUL 2020