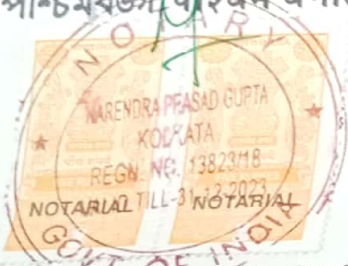




पश्चिम बंगाल WEST BENGAL



FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr./Ms. KARMAKAR ENTERPRISE promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated. 27/11/2019 :

I, Kamal Chandra Karmakar, son of Late Jitendra Nath Karmakar, aged 53 R/o...2/11 Sree Colony, P.O. Regent Estate, P.S. Netaji Nagar, Kolakta 700092, 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. That promoter has 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.
3. That the time period within which the project shall be completed by me/ promoter is 12-08-2022(Project Completion Date)
4. That seventy per cent of the amounts realised 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.

NARENDRA PRASAD GUPTA  
NOTARY, GOVERNMENT OF INDIA  
REGD. NO.-13823/2018

&  
ADVOCATE, HIGH COURT CALCUTTA  
RESL-38, THAKUR DAS GHOSH STREET  
LILUAH, HOWRAH-711204  
WEST BENGAL, INDIA  
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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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 have /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 grounds.

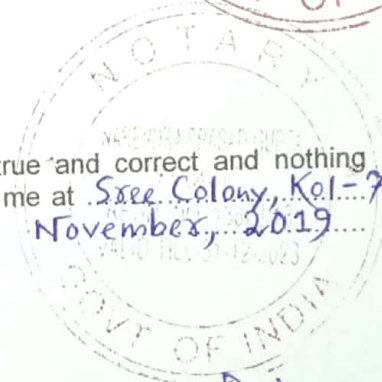
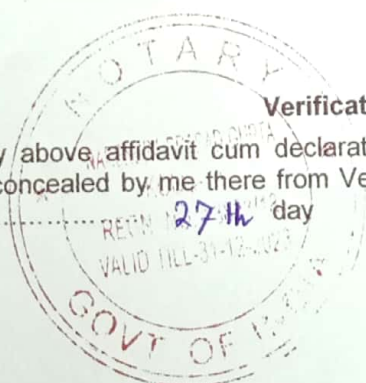
Deponent

**Karmakar Enterprise**  
*Nanul Chaudhary Karmakar*  
**Proprietor**



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 Sree Colony, Kol-700092 on this 27th day of November, 2019



Deponent

**Karmakar Enterprise**  
*Nanul Chaudhary Karmakar*  
**Proprietor**

*Identified by me*  
*Banoshree Mukherjee*  
*Advocate*  
27/11/19

NARENDRA PRASAD GUPTA  
 NOTARY  
 GOVERNMENT OF INDIA  
 REGN. NO.-13823/2018  
 &  
 ADVOCATE, HIGH COURT CALCUTTA  
 8, Old Post Office Street (Ground Floor)  
 In Front of F-Gate (High Court)  
 MOB.-8910576674  
 9883135090

Solemnly Affirmed and Declared  
 before me on Identification  
*[Signature]*  
 NARENDRA PRASAD GUPTA, NOTARY  
 Advocate, HIGH COURT KOLKATA  
 Regd. No. 13823/2018, Govt. of India

27 NOV 2019