



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'A'

Before the Notary [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 **JOYDEB GHOSH** s/o Madan Ghosh, by nationality – Indian, by faith – Hindu, by occupation – Business, residing at RC-103, Gitanjali Park, Bengal Ambuja, City Centre, Durgapur, Paschim Bardhaman, PIN-713216 and promoter of the project “**SANTI SUDHA RESIDENCY**”, NH-2, Muchipara, Durgapur – 713212, Dist : Paschim Bardhaman, WB authorized by the promoter of the project.

I, **JOYDEB GHOSH** promoter of the project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I, **JOYDEB GHOSH** (Promoter) have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

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Samarendra Nayak, Notary
Durgapur Bardhaman, W.B.
Regd. No. 14/2007

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 07/12/2021.
4. The 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all pending approvals on time, from the competent authority.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. 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.

J.R. KALPANA BUILDERS

Deponent Partners

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 04 on this December day of 2020

Identified by me.

Advocate.

04 DEC 2020

Samarendra Nayak, Notary
Durgapur Burdwan, W.B.
Regd No.-14/2607

J.R. KALPANA BUILDERS

Deponent

Partners