



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr. Aayush Goel promoter of the proposed project
CASTLE APARTMENTS duly authorized by Castle Projects (P) Ltd the
promoter of the proposed project vide its authorization dated 3rd March 2020:**

I, Aayush Goel Son of Sri Naresh Goel aged 30 years R/o India 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 I / promoter have/has a legal title to the land on which the development of the project is proposed
And
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner 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 31st December 2021.

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KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's Court
2 & 3rd Cross Street
Kolkata-700001

12 JUN 2020

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

CASTLE PROJECTS PVT. LTD

Aayush Grod

Director

Deponent

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 12th day of June 2020

CASTLE PROJECTS PVT. LTD

Aayush Grod

Director

Deponent

Identified by me

Sujan Ray

Advocate
GMM Court, Kolkata



Solemnly Affirmed & Declared Before me on identification of Ld. Advocate

KK Paul

KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regn. No. 2700/04

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12/06/20