



अन्वितम् पश्चिम बंगाल WEST BENGAL

87AB 166418



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjib Biswas and Ms. Aryaa Chatterjee duly authorized by the promoter of the proposed project, vide its their authorization dated 29th Day of October, 2022 and 21st February, 2023 respectively,

We, Sanjib Biswas and Aryaa Chatterjee duly authorized by the promoter of the proposed

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 (NG)

04 OCT 2023

project do hereby solemnly declare, undertake and state as under:

1. That the promoters has a legal title to the land on which the development of the proposed project is to be carried out a legally valid authentication of 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 the promoter is 31st December 2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the 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 the promoter shall take all the pending approvals on time, form the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations maple under the Act.
10. 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.

Shrachi Keventer Abasan Private Limited

Arya Chatterjee
Authorised Signatory

GAGAN TRADELINK PVT. LTD.

Sanjit Biswas
Authorised Signatory

PAWANPUTRA TRADECOM PVT. LTD.

Sanjit Biswas
Director / Authorised Signatory

Identified by me
Himadri Chakraborty
Advocate
Enrollment No. NB/154-A/198
C.M.M's Court
Kolkata

PADMA DAS
NOTARY

Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

SOLENNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

04 OCT 2023

