



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AL 128113

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

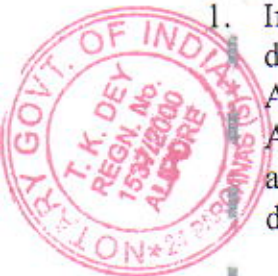
FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. Eastford Developers LLP promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 14th Feb., 2023:

I, Ram Naresh Agarwal Son of Late Nand Kishore Agarwal aged 55 Years working for gain at 36/1A, Elgin Road, Kolkata-700020 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Indian Church Trustees have/has 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 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.



15 FEB 2023

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7 JAN 2022

No.
Rs. Date



Name:
Address:
Vendor:

I. CHAKRABORTY
6B Dr. Rajendra Prasad Sarani
Kolkata - 700 001

[Handwritten signature]



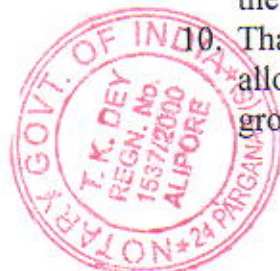
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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ Eastford Developers LLP is 31-10-2028 with 6 Months of grace period.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

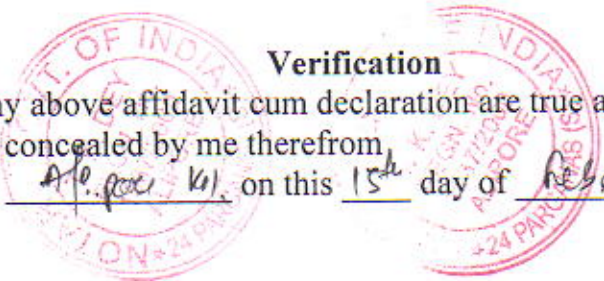


Ranjan Agul
Deponent

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 Alipore, W.B. on this 15th day of February 2023.



Ranjan Agul
Deponent

Solemnly Affirmed & Declared
before me on identification

T. K. Dey, Notary
Alipore Judge's Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Identified by me

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enrl. No.-WB/2037/1999

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