

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'B'

[See Rule 3 (4)]

Affidavit-cum-Declaration

AFFIDAVIT-CUM-DECLARATION of **MR. VIJAY SHANKAR DWIVEDI**, son of Mr. Radha Raman Dwivedi, residing at Ashirvad Apartment, 124A, Motilal Nehru Road, Kolkata-700029, duly authorised vide Board Resolution dated 15th September, 2022, EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED (formerly known as EPOCH GREENFIELDS IT PARKS DEVELOPMENT LIMITED), the Promoter of the Project, "VANYA AWAS - VILLAS PHASE - I";

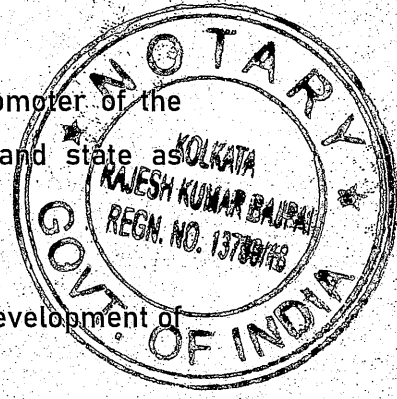
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

Epoch Greenfields Parks Development Ltd.

(Authorized Signatory/ies)

24 MAR 2023

I, MR. VIJAY SHANKAR DWIVEDI, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



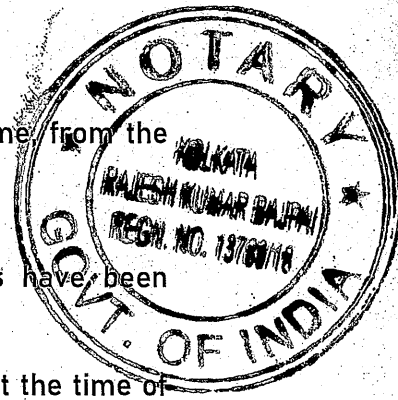
1. That, the Promoter has a legal title to the land on which the development of the Project is proposed.
2. That, the Project land is free from all encumbrances.
3. That the time period within which the Project shall be completed by the Promoter is 31-12-2026.
4. That seventy percent of the amounts realised by the Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separated 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 That the amount from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the Project.
7. That the Promoter shall get the accounts audited within 6 (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.

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8. That the Promoter shall take all the pending approvals on time from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/unit/villa on any grounds.



For EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED

Epoch Greenfields Parks Development Ltd.

(Authorized Signatory/ies) (Authorized Signatory)

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 the 24th day of March, 2023

Identified by me:

EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED

Epoch Greenfields Parks Development Ltd.

(Authorized Signatory/ies) (Authorized Signatory)

Deponent

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

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