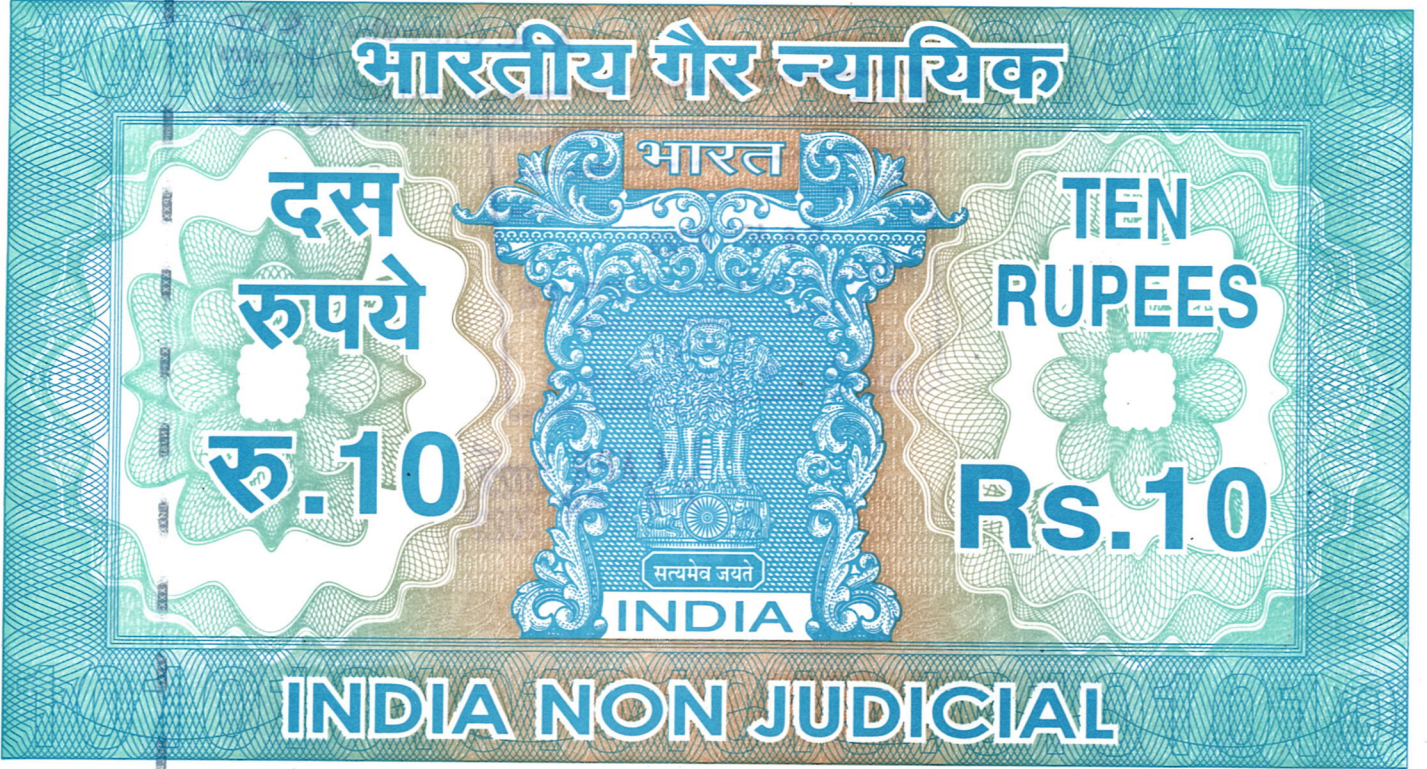


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28 APR 2023

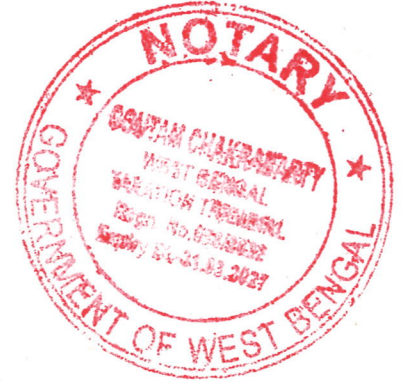


पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

77AB 993821

Before the Notary Public, Kolkata District
Government of West Bengal

FORM-B
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Himanga Mercantiles Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated :

I, Raunak Jhunjunwala Son of Mr. Sushil Kumar Jhunjunwala aged 40 years, residing at P-829/A, Lake Town, Block – A, Post Office & Police Station – Lake Town, Kolkata – 700 089 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Astoria Hotel Pvt Ltd have a legal title to the land on which the development of the proposed project is to be carried out

Identified by

Raunak Jhunjunwala

[Signature]
GOUTAM CHAKRABARTY
NOTARY, KOLKATA, INDIA
GOVT OF WB, Reg. No. 098/2022
SALT LAKE, KOL- 700091
AND JALASAMPAD BHAWAN
KESTOPUR, KOLKATA- 700102

Himanga Mercantiles Pvt. Ltd.

Raunak Jhunjunwala

Director

28 APR 2023

27576

A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
 ADD.....
 Rs.....

24 APR 2023

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, KOL-1

24 APR 2023
24 APR 2023



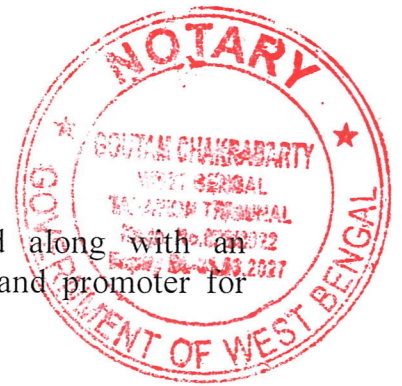
Believe the history... Kolkata District
Government of West Bengal

Identified by

GOVERNMENT OF WEST BENGAL
KOLKATA DISTRICT
MAY 10 2023
KOLKATA DISTRICT

2 APR 2023

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 31.12.2024 (Project Completion Date).
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.

Himanga Mercantiles Pvt. Ltd.

Ramni Singhwala

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 28th day of April 2023

Himanga Mercantiles Pvt. Ltd.

Ramni Singhwala

Director

Deponent

**Solemnly affirmed and declared
before me on identification.**

GOUTAM CHAKRABARTY
NOTARY, KOLKATA, INDIA
GOVT OF WB, Reg. No. 098/2022
SALT LAKE, KOL- 700091
AND JALASAMPAD BHAWAN
KESTOPUR, KOLKATA- 700102

28 APR 2023

