

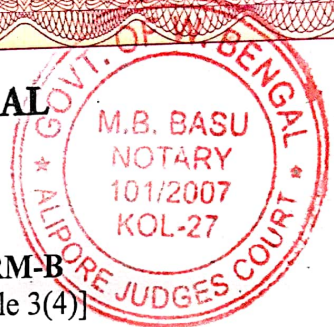
S/L No. 28/15/2/25



AM 793004

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Manish Kumar Sharma promoter of the proposed project vide its authorization dated 15.12.2022

I, Manish Kumar Sharma Son of Mr. Mahesh Kumar Sharma aged 40 R/o Alipore Heights, Flat-8A, 5/B, Judges Court Road, Alipore, Kolkata-700027 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

The Li Wei Keong Alias Kiang & Others (**Annexure attached**) 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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31/03/2028 (Project Completion Date).
3. 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.

15 FEB 2023

121123

AWWANI KUMAR ROY
Advocate
10, Kiron Shankar Roy Road,
1st Floor, Kolkata-700 001

NAME
ADU
18 OCT 2022
SURANJAN ROY & CO. P.C.
LICENCED ATTORNEYS
10, KIRON SHANKAR ROY ROAD
1ST FLOOR, KOLKATA-700 001

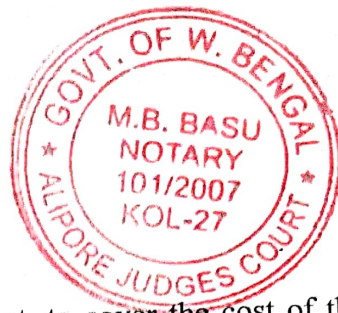
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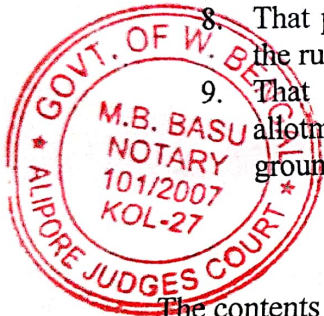


BEFORE THE HON'BLE
JUDGES COURT
KOLKATA





4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. 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.
6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. 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.



[Signature]
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 15TH day of February, 2023

[Signature]
Deponent

[Handwritten signature]

Identified by me

[Signature]
ADVOCATE

Solemnly declared and affirms
Alipore Judges Court, Kol-27, on
identification atAM/PM
under Notary Act.

[Signature]
(M. B. BASU)
Notary Govt. of West Bengal
101/2007

15 FEB 2023



"ANNEXURE"

- 1.) LI TAI YU
- 2.) LI TAI PAO
- 3.) WANG SHIA YEAN
- 4.) HOU YU FEI
- 5.) LI WEI LOONG
- 6.) CHIU TING LING
- 7.) LI TAI CHOI
- 8.) LIAO MEI YING
- 9.) LI WEI SHING