

30/30/11/23

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



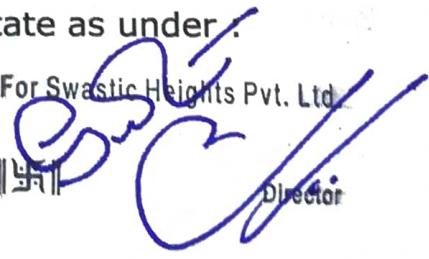
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল
BEFORE THE NOTARY PUBLIC
ALIPORE JUDGES COURT FORM "B"
KOLKATA-700027



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri Vivek Ruia, aged about 28 years, and working for gain at 21/2, Ballygunge Place, director of Swastic Heights Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project duly authorised vide its resolution dated 09/09/2023.

I, Satwic Vivek Ruia, the director of Swastic Heights Pvt. Ltd. being the Promoter of the proposed project do hereby solemnly declare, undertake state as under :

For Swastic Heights Pvt. Ltd.

Director

30 NOV 2023

1. That the Owners have a legal title to the land on which the development of the proposed project at 1/1A, Prannath Pandit Street, Kolkata 700 025, PS Bhowanipore has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 Promoter is 30th June 2028.

4. That seventy per cent of the amount realised by 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

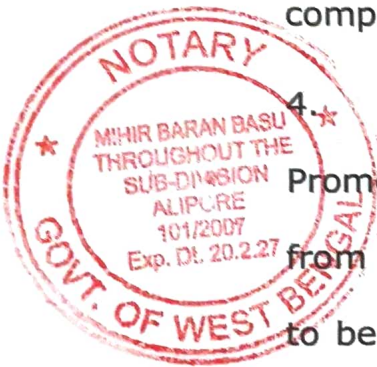
For Swastic Heights Pvt. Ltd.



Director

Director

30 NOV 2023



6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 month 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 approval on time, from the competent authorities.

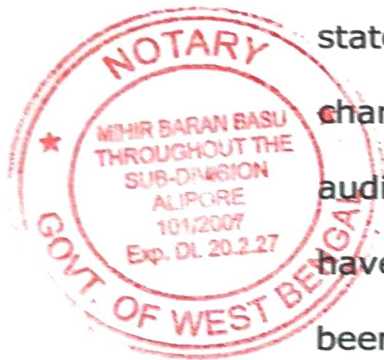
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Swastic Heights Pvt. Ltd

||SF||

Director

30 NOV 2023



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.

Solemnly declared and affirms
Alipore Judges Court, Kol-27 on
identificationAM/PM
under Notary No. A

M. B. Basu
(M. B. BASU)
Notary Govt. of West Bengal
101/2007

VERIFICATION

For Swastic Heights Pvt. Ltd.

[Signature]
Director
Deponent

Identified by: me

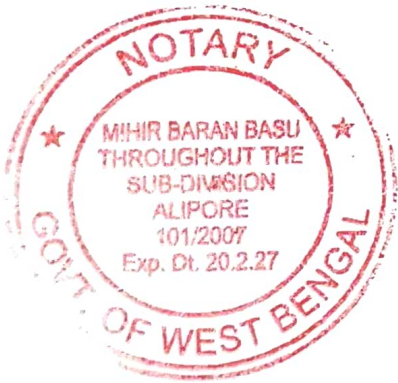
Dilip Kumar Ghosh
ADVOCATE

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 November, 2023

For Swastic Heights Pvt. Ltd.

[Signature]
Director
Deponent



30 NOV 2023