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भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

85AB 788685



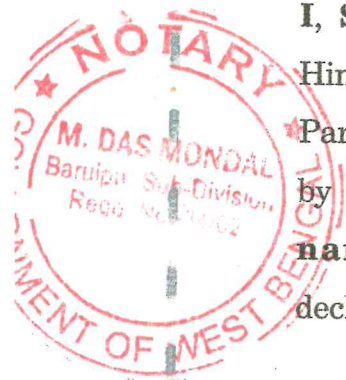
FORM - 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Sri Sanjit Kumar Jha, duly authorized by Leap Infraprojects Limited, the Developer of the project namely "4-Sight Green Leaf Phase-II" vide its authorization dated 04.04.2022

I, **SRI SANJIT KUMAR JHA**, son of Sri Gourikant Jha, by faith-Hindu, by occupation- Service, residing at- Rania Udayan Pally, Mondal Para, P.O.- Boral, P.S.- Narendrapur, Kolkata- 700154, duly authorized by the Developer Leap Infraprojects Ltd. of the project namely "4-Sight Green Leaf Phase-II", do hereby solemnly declare, undertake and state as under:

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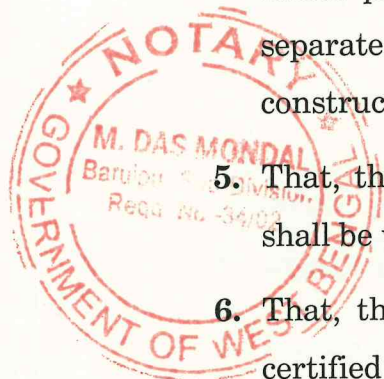


1. That (1) **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN: AADCG2860J), a company registered under the provisions of the Companies Act, 1956, having its registered office at 167, Garia Station Road, P.S.- Sonarpur, Kolkata- 700084, through its Director, **SRI AMIT GANGULY**, (PAN - AIEPG3746R) son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 , (2) **SRI TAPASH BHADURI**, (PAN - AJWPB4316R) son of- Late Amaresh Chandra Bhaduri, by faith- Hindu, by occupation- Business, residing at- 74, Bidhan Pally, P.O.- Garia, P.S.- Bansdroni, Kolkata- 700084, both represented by their Constituted Attorney Sri Sanjit Kumar Jha(PAN: AJQPJ1576K) son of- Sri Gourikant Jha, by faith- Hindu, by occupation- Service, residing at- Rania Udayan Pally, Mondal Para P.O.- Boral, P.S. - Narendrapur, Kolkata - 700154 & (3) **LEAP INFRAPROJECTS LTD.** (PAN: AACCL2563N), a company registered under Companies Act, 1956 having its registered office at - "Diamond Prestige", Unit No. 611, 6th Floor, 41A, A.J.C. Bose Road, P.O. & P.S.- Shakespeare Sarani, Kolkata - 700017, represented by one of its Authorised Representative **SRI SANJIT KUMAR JHA** (PAN: AJQPJ1576K) son of- Sri Gourikant Jha, by faith- Hindu, by occupation- Service, residing at- Rania Udayan Pally, Mondal Para P.O.- Boral, P.S. - Narendrapur, Kolkata - 700154, have 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 title of such land along with an authenticated copy of the agreement between such Landowners and the Developer 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 the Developer is 13.12.2025.
4. That, seventy per cent of the amounts realized by the Developer 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 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

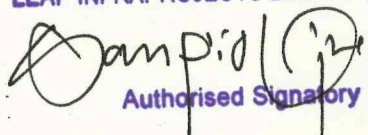


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project.

7. That, the Developer 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, the Developer shall take all the pending approvals on time from the competent authorities.
9. That, the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the Developer 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.

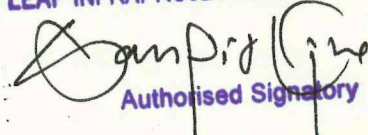
LEAP INFRAPROJECTS LIMITED

 Authorised Signatory
 DEPONENT

VERIFICATION


I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 14TH day of JUNE, 2023.




LEAP INFRAPROJECTS LIMITED

 Authorised Signatory
 DEPONENT

Identified by me:-


SOMA CHAKRABORTY
 Advocate.
 Baruipur Civil Court
 WB - 2618/99

Solemnly declared and affirmed before me on identification at AM/PM under Notary Act. 1957


 M. DAS MONDAL
 NOTARY
 Regd. No.-34/2002
 Govt of West Bengal

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