

পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

AR 457433



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027

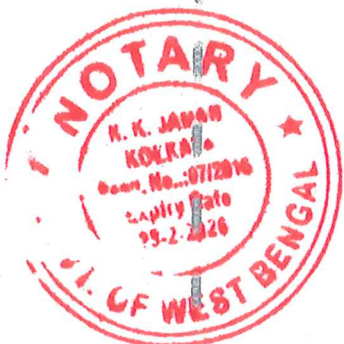


Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Anuva Sinha, duly authorized by the promoter of the proposed project, vide its authorization dated 29th January, 2024 ;

I, Anuva Sinha, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mrs. Sarla Tantia, Mrs. Anita Tantia, Mrs. Laxmi Tantia and Mr. Harshvardhan Tantia have 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 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 promoter is 31st December, 2028.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 prescribed 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.

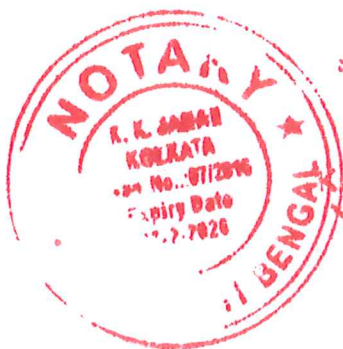
Deponent
 (Tamopaha Builcon LLP)
Tamopaha Builcon LLP
Anuva Sinha
 Authorised Signatory
 (Authorized Signatory)

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 13th day of February, 2024.

Deponent
 (Tamopaha Builcon LLP)
Tamopaha Builcon LLP
Anuva Sinha
 Authorised Signatory
 (Authorized Signatory)
Identified by me
Debasish Chowdhury
Debasish Chowdhury
 Advocate
 Alipore Judges Court, Kol-27
 WB/929/1983



Signature attester
 on identification
Kazi K. Haekujamar
 Kazi K. Haekujamar
 Notary, Govt. of W.B
 Regn. No. 07/2016
 Kolkata

13 FEB 2024