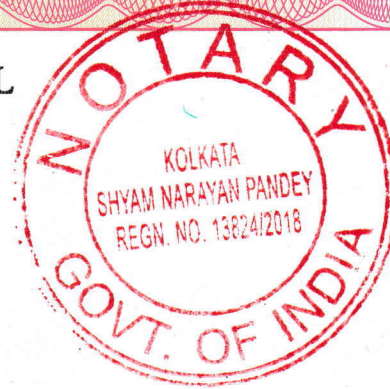


पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AN 315255



Affidavit cum Declaration

Affidavit cum Declaration of Mr.HIMADRI GUHA Proprietor of M/S. MITRA GUHA ASSOCIATES promoter of the project "AROHAN".

- I. HIMADRI GUHA S/o LATE DEBABRATA GUHA, aged about 71 years, residing at 220 Prince Anwar Shah Road, Lake Gardens S.O., Lake Gardens, P.S.- Lake, Kolkata- 700045 being the Proprietor of M/S. MITRA GUHA ASSOCIATES having its registered office at 10, AmitaGhose Road, P.S.- Ballygunge, Kolkata- 700029 & corporate office at 7B, Kiran Shankar Roy Road, P.S.- Hare Street, Kolkata- 700001, Promoter of the project "AROHAN" do hereby solemnly declare, undertake and state as under:



9 AUG 2023

An x 16

60) 80

H. Gokha

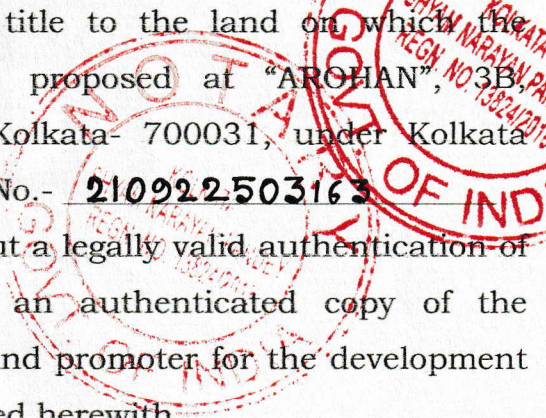
220 PASTRO
18-45

NAME.....
ADD.....
Rs.....
- 7 JUN 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Koll.

7 JUN 2023

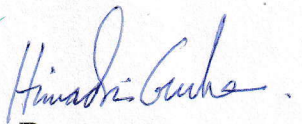
7 JUN 2023



- 
1. That I, promoter, have a legal title to the land on which the development of the project is proposed at "AROHAN", No. 3B, Tanupukur Road, P.S.- Garfa, Kolkata- 700031, under Kolkata Municipal Corporation, Assessee No.- **210922503163** Ward No.- , is to be carried out a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.
 2. That the said bland is free from all encumbrances.
 3. That the time period within which the project shall be completed by Promoter is **December, 2023**.
 4. That seventy percent 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 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.
 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 I/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 I/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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

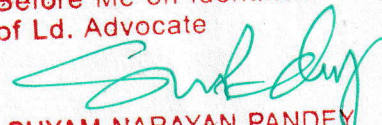
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

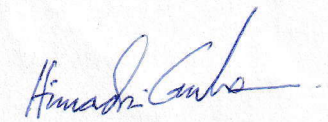
Verified by me at Kolkata on this 14th day of August, 2023.



Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

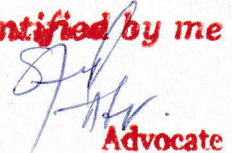


SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018


Deponent

14.08.2023

Identified by me


Advocate

14 AUG 2023

14 AUG 2023