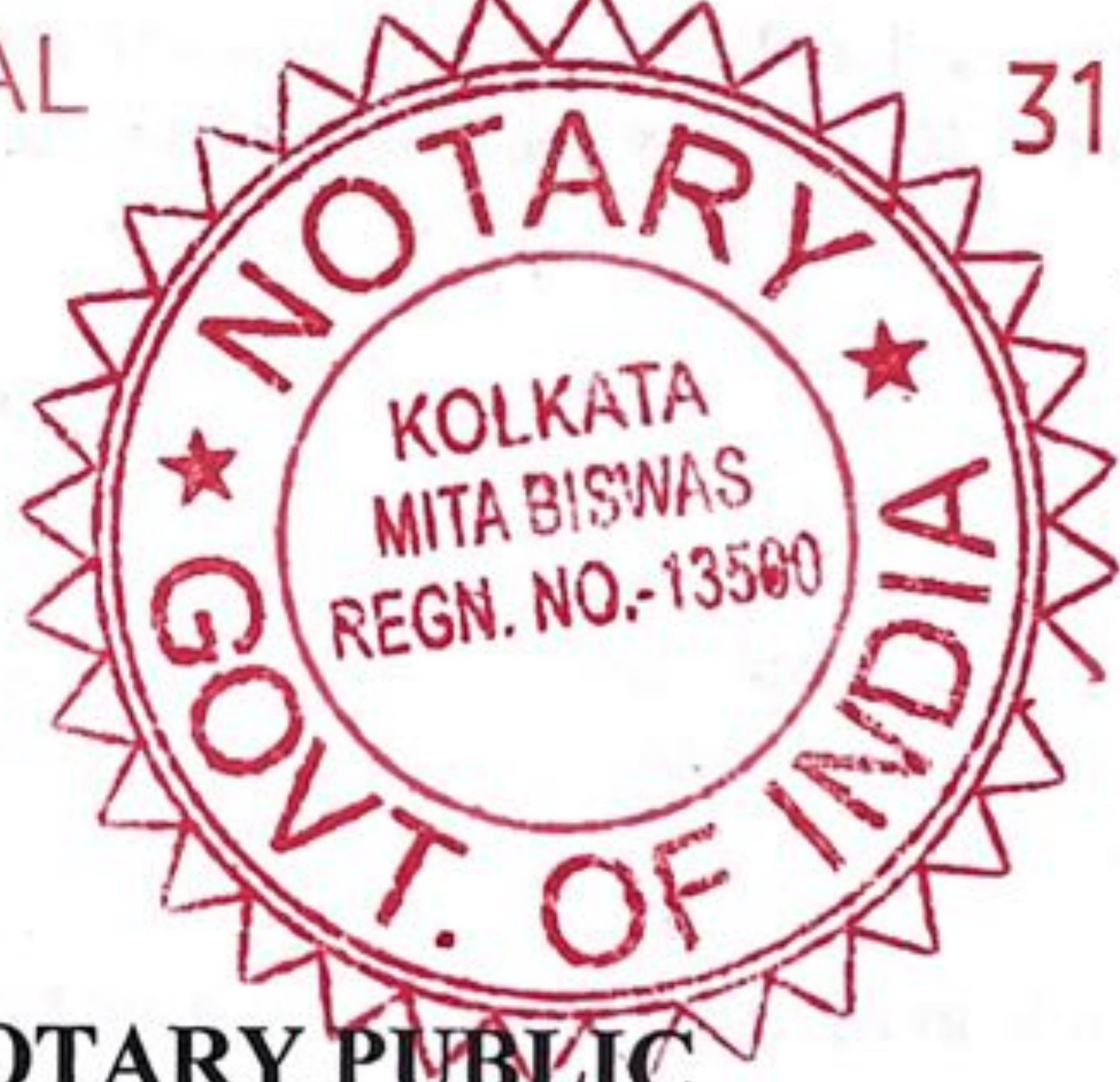


SL No. 5 Dt.



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

31AA 430753



BEFORE THE NOTARY PUBLIC

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **SARTHAK BAJORIA**, (PAN- CMZPB5123N) so of Amit Bajoria, of 43, Sardar Shankar Road, A. Cottage, P.O. Sarat Bose Road, P.S. Tollygunge, District: Kolkata duly authorized by the promoter of the proposed project, vide its authorization dated 6th March, 2022;

20 MAR 2023

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

1. That I have /has a legal title to the land on which the development of the project is proposed "Southwind Exotica" ("Project") have/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 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 the promoter is 14th March, 2026.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized 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 / has 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.

Sarthak Bajoria
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 20th day of MARCH 2023



Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

Mita Biswas

MITA BISWAS, NOTARY
Govt. of India, Regn. No. 13500

Identified by me

Santam Karmakar
Advocate

20 MAR 2023