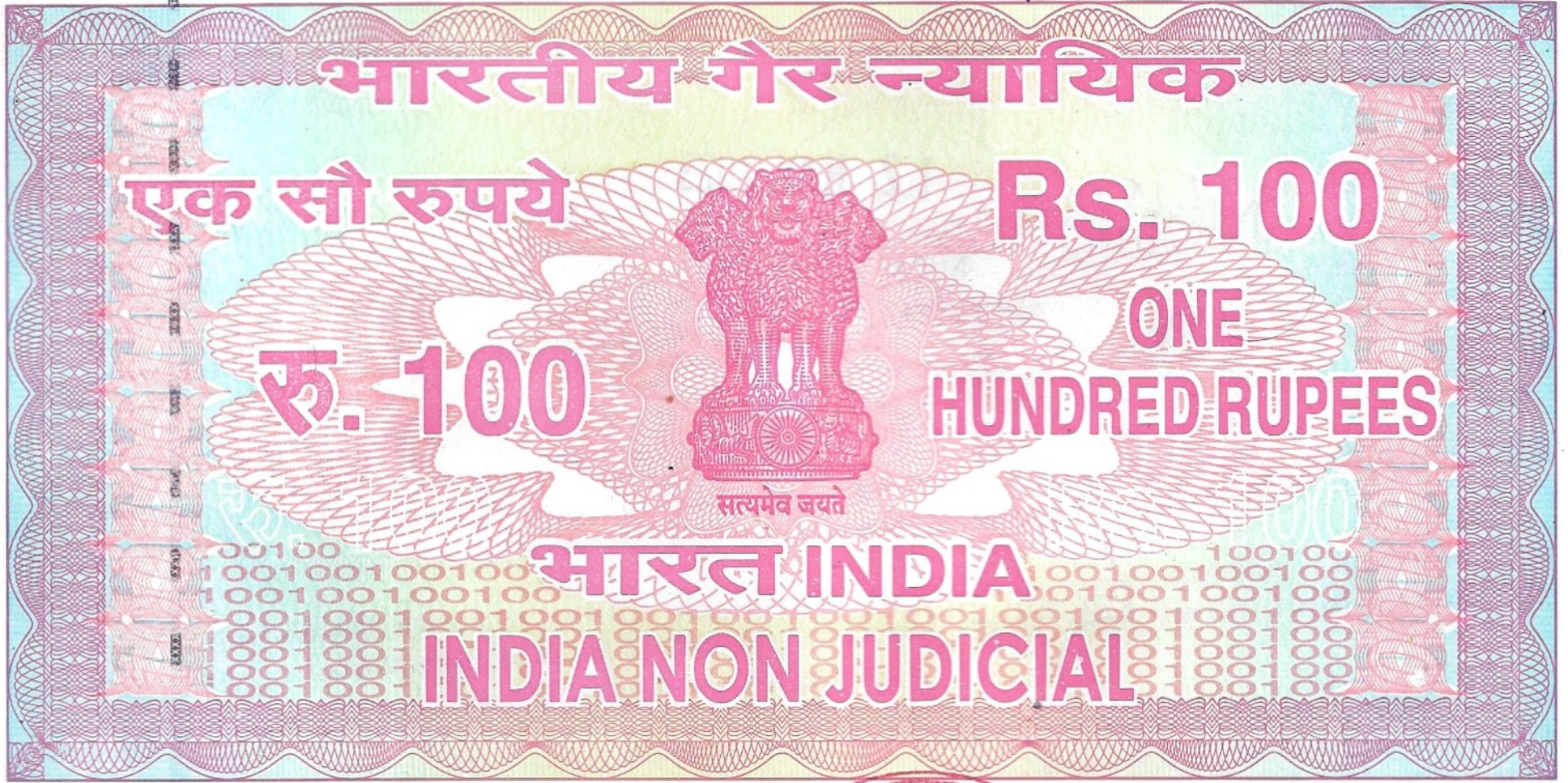


82 15/1/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 272311



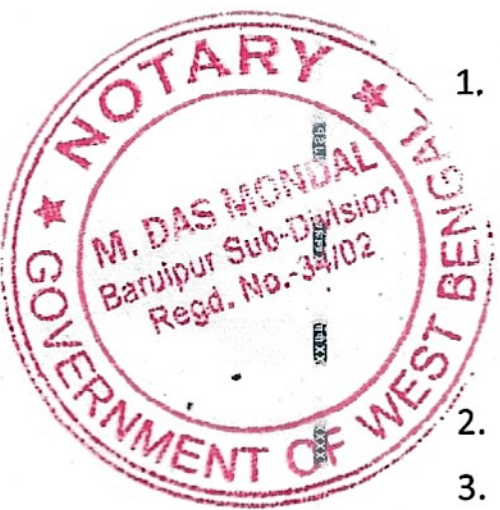
BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

AFFIDAVIT CUM DECLARATION

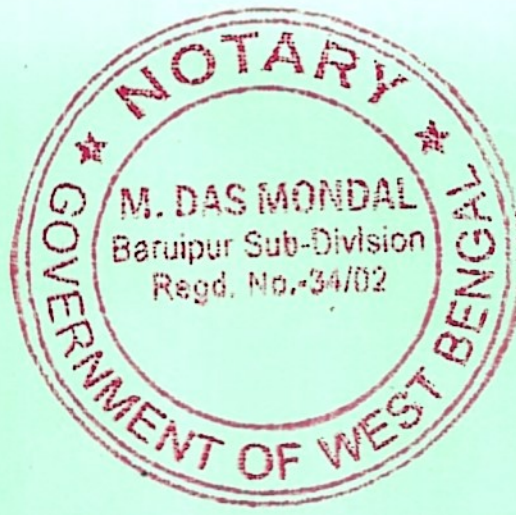
Affidavit cum Declaration of Mr. Subhajit Chakraborty being the representative of the promoter of the proposed project vide their authorization dated _____:

I, Subhajit Chakraborty Son of Mohan Lal Chakraborty aged 44 years R/o S B Das Road Rajpur Kolkata -700149 promoter of the proposed project being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Sudarshan Das Mundhar & others has a legal title to the land on which the development of the project is proposed,
And
A legally valid authentication of the 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 30.06.2027.
4. That seventy per cent 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.



12 MAY 2023



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 specified 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.

Sudhakar Chakraborty
Deponent



Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me at _____ on this _____ day of _____.

Sudhakar Chakraborty
Deponent

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

Identified by me

M. Das Mondal
NOTARY
Regd. No.-34/2002
Govt. of West Bengal

Sudhakar Chakraborty
Advocate

12 MAY 2023