



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AA 508072



Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Sunil Kumar Loharuka, Mr. Sunil Kumar Giria and Mr.Sagar Kumar Giria, designated partners of ASPIRA LOHARUKA DEVELOPRES LLP. promoter of the proposed project.

We, Mr. Sunil Kumar Loharuka, Mr. Sunil Kumar Giria and Mr.Sagar Kumar Giria, being designated partners of ASPIRAL OHARUKA DEVELOPERS LLP. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed, 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 31.03.2025

REKHA TEWARI  
NOTARY  
Reg. No - 10288/13  
C.M.M.S. Court  
Kolkata - 700 004

29 APR 2023

Sunil Kumar Loharuka  
Sagar Kumar Giria  
Sunil Kumar Giria



4. The seventy percent of the amounts realised 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 That the amounts from the separate account, to cover, the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that We, Mr. Sunil Kumar Loharuka, Mr. Sunil Kumar Giria and Mr. Sagar Kumar Giria, the designated partners of ASPIRA LOHARUKA DEVELOPRES LLP 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.

7. That We, Mr. Sunil Kumar Loharuka, Mr. Sunil Kumar Giria and Mr. Sagar Kumar Giria, the designated partners of ASPIRA LOHARUKA DEVELOPRES LLP shall take all the pending approvals on time, from the competent authorities.

8. That We, Mr. Sunil Kumar Loharuka, Mr. Sunil Kumar Giria and Mr. Sagar Kumar Giria, the designated partners of ASPIRALOHARUKA DEVELOPRES LLP have/ has furnished such other documents as have been prescribed by the rules and regulations made under the ACT.

9. That We, Mr. Sunil Kumar Loharuka, Mr. Sunil Kumar Giria and Mr. Sagar Kumar Giria, the designated partners of ASPIRA LOHARUKA DEVELOPRES LLP 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.

*Sunil Kumar Loharuka*  
Mr. Sunil Kumar Loharuka  
*Sunil Kumar Giria*  
Mr. Sunil Kumar Giria  
*Sagar Kumar Giria*  
Mr. Sagar Kumar Giria  
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 3rd month of April, year of 2023.

*Sunil Kumar Loharuka*  
Mr. Sunil Kumar Loharuka  
*Sunil Kumar Giria*  
Mr. Sunil Kumar Giria  
*Sagar Kumar Giria*  
Mr. Sagar Kumar Giria  
Deponent

**IDENTIFIED BY ME**  
*R.G. SHAW*  
Advocate  
*PANCHU GOPAL SHAW*  
Advocate  
CMM'S Court  
Regd No. - 7692/663  
Kolkata - 1

**REKHA TEWARI**  
NOTARY  
Regn. No. - 10288/13  
C.M.M's. Court  
Kolkata - 700 001

**29 APR 2023**

**SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION**

*Rekha Tewari*  
**REKHA TEWARI**  
NOTARY