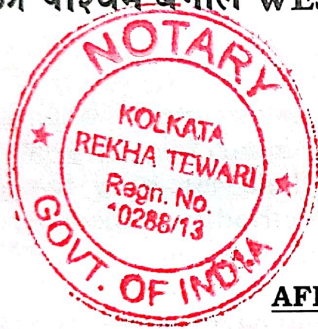


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 107020



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s LEVELZ APARTMENTS LLP promoter of the proposed project/ vide its authorization dated 31st July, 2020:

I, **Navin Kumar Bhartia** son of Late Satyanarain Bhartia, aged about 53 Years Residing at Flat No. 11W, Rajnigandha 25B, Ballygunge, P.O.- Ballygunge, P.S.- Karaya, Kolkata- 700 019, duly authorized by the promoter, do hereby solemnly declare, undertake and state as under:-

1. That (1) AVANT VINCOM PRIVATE LIMITED, (2) AVIKAR COMMODITIES PRIVATE LIMITED, (3) SHELTER PROPERTIES PRIVATE LIMITED, (4) ANUGRAH CONSULTANTS PRIVATE LIMITED, (5) AKSHAR DEALERS PRIVATE LIMITED, (6) DAZZLING REALTY PRIVATE LIMITED, (7) GANGOUR VINCOM PRIVATE LIMITED, (8) NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED, (9) SNOWSHINE DEVELOPERS PRIVATE LIMITED, (10) STARTREE APARTMENTS PRIVATE LIMITED 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 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.

2-2 FEB 2023
REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

Navin Kumar Bhartia

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নং তাং

ক্রেতার নাম Level 2 Apartments LLP

ভেঃ সানোওয়াজ মন্ডল

(SHANOWAJ MONDAL)

16. Strand Road

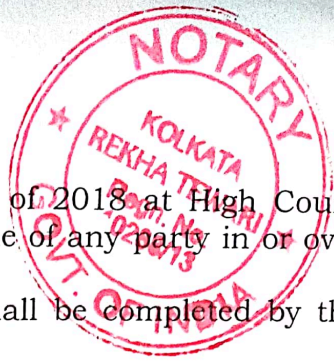
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ভেঃ

মোঃ-এ. ডি. এস. আর, বারুইপুর

জেলা - দক্ষিণ ২৪ পরগনা

মূল্য ১০০



2. That details of encumbrances (F.M.A.T. No. 759 of 2018 at High Court, Calcutta) including details of title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the promoter is 26.08.2024.
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.
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 buildings, as the case may be, on any grounds.

For Levelz Apartments LLP,
Partner/Authorised Signatory
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 Kolkata on this 22nd day of February, 2023



Identified by

TINA DAS
Advocate

22 FEB 2023

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

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

Deponent