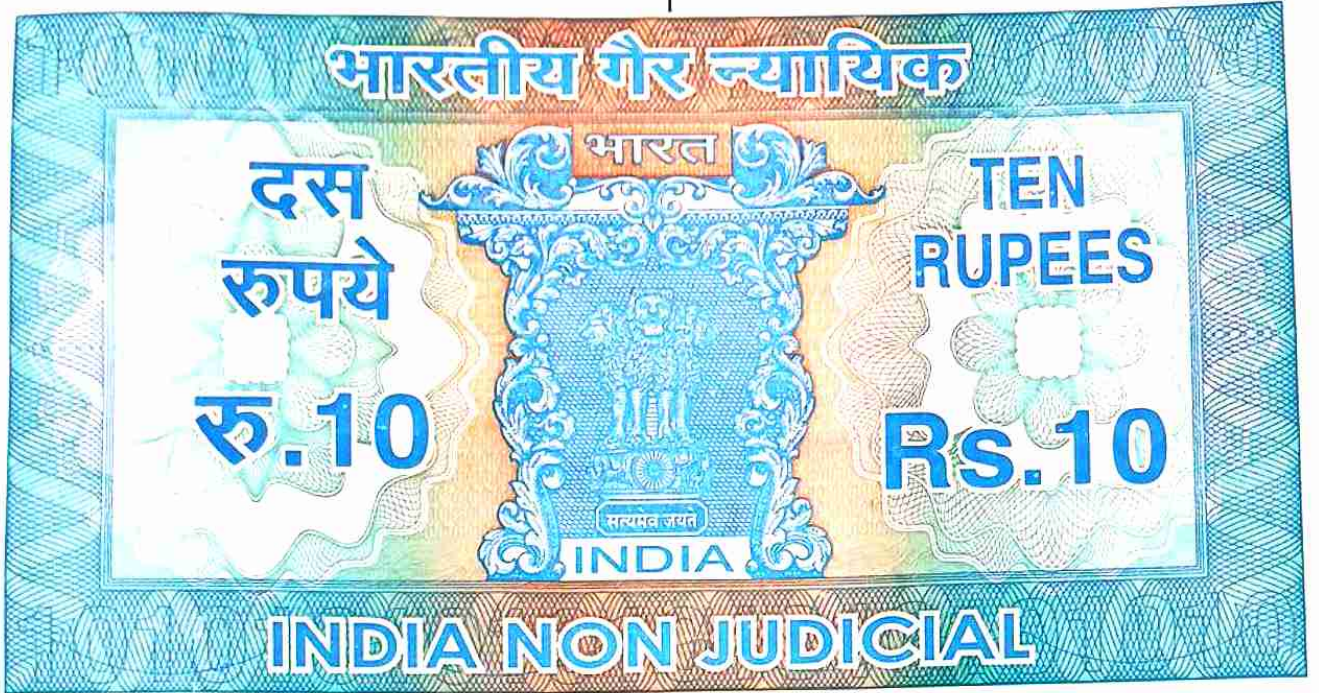


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99AB 290329



BEFORE THE NOTARY PUBLIC AT KOLKATA
AFFIDAVIT-CUM-DECLARATION

12 2 OCT 2024

Affidavit cum Declaration of **FOUR WALLS CONSTRUCTION**, promoter of the proposed project named "**SWARNASHREE APARTMENT**", represented by its partners (1) Mr. Sribas Dutta, (2) Mr. Prabir Dutta, (3) Mr. Amit Saha and (4) Mr. Partha Saha;

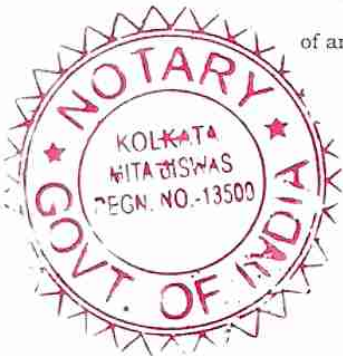
I, being authorised signatory Mr. Partha Saha, son of Mr. Swapan Saha, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 17/71A, Dakshindari Road, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, one of the partners of FOUR WALLS CONSTRUCTION, a partnership firm, having its registered office at 17/45, Dakshindari Road, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, promoter of the proposed project named "**SWARNASHREE APARTMENT**", do hereby solemnly declare, undertake and state as under:

1. I/Promoter have/ Owner, Smt. Sarita Amitkumar Das, Smt. Dipa Roy Choudhury, Smt. Keya Saha, Smt. Soma Saha, Smt. Rima Saha and Mr. Partha Saha 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 the development of the real estate project is enclosed herewith.
2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st December, 2025.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.

6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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 account 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 withdrawal has been in compliance with 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.



FOUR WALLS CONSTRUCTION

Anant Saha
Partner

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 22nd Day of October of 2024.

FOUR WALLS CONSTRUCTION

Anant Saha
Partner

DEPONENT

Identified by me

Sandeep Das
Advocate

EN. NO:- F/3534/4061/2021

Solemnly Affirmed & Declared Before me on Identification of L1 Advocate

Mita Biswas
MITA BISWAS NOTARY
Govt. of India, Regd. No -13500

22 OCT 2024