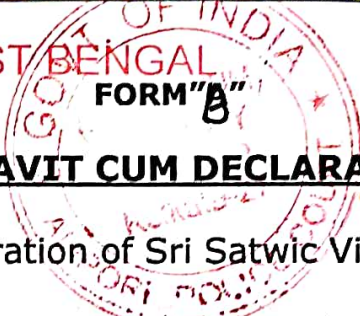


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri
Vivek Ruia, aged about 25 years, and working for gain at
21/2, Ballygunge Place, (herein after referred to as a
Promoter) promoter of the proposed project.

I, Satwic Vivek Ruia, being the Promoter of the proposed
project do hereby solemnly declare, undertake state as
under :



20 FEB 2023

154316

Subhasis Dasgupta
Alipore Judge Court
Advocate

NAME
ADD
RE
14 DEC 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

14 DEC 2022

14 DEC 2022



BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA

(Handwritten signature in blue ink)

30 FEB 2023



1. That the Owners have a legal title to the land upon which the development of the proposed project at 19 School Row, Kolkata 700 025, PS Bhowanipore has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 31st March 2027.
4. That seventy per cent of the amount realised by 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



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20 FEB 2023

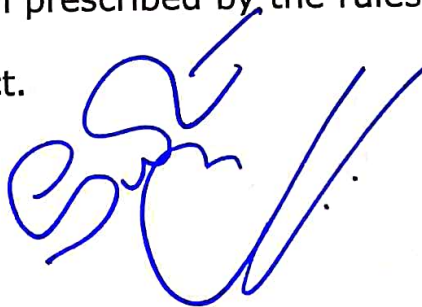
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the Promoter shall get the accounts audited within six month 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 approval on time, from the competent authorities.

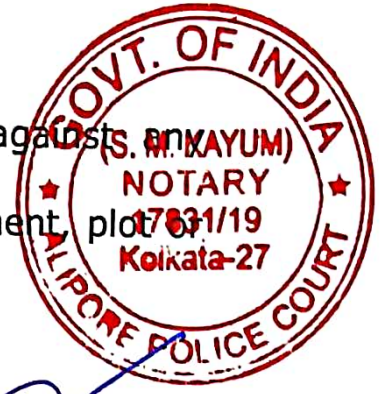
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made

under the Act.



20 FEB 2023

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.

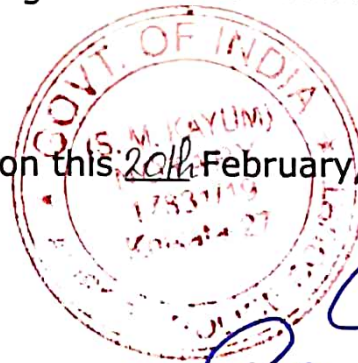


[Handwritten Signature]
Deponent

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 February, 2023



[Handwritten Signature]
Deponent

Solemnly Affirmed and Declared before me on Identification at Allipore Police Court Kolkata-700 027 Under Notaries Act. 1952 at A.M./P.M.

[Handwritten Signature]
(S. M. Kayum)
Notary, Govt. of India
Regn. No.-17831 of 2019

Identified by me
[Handwritten Signature]
Advocate



20 FEB 2023