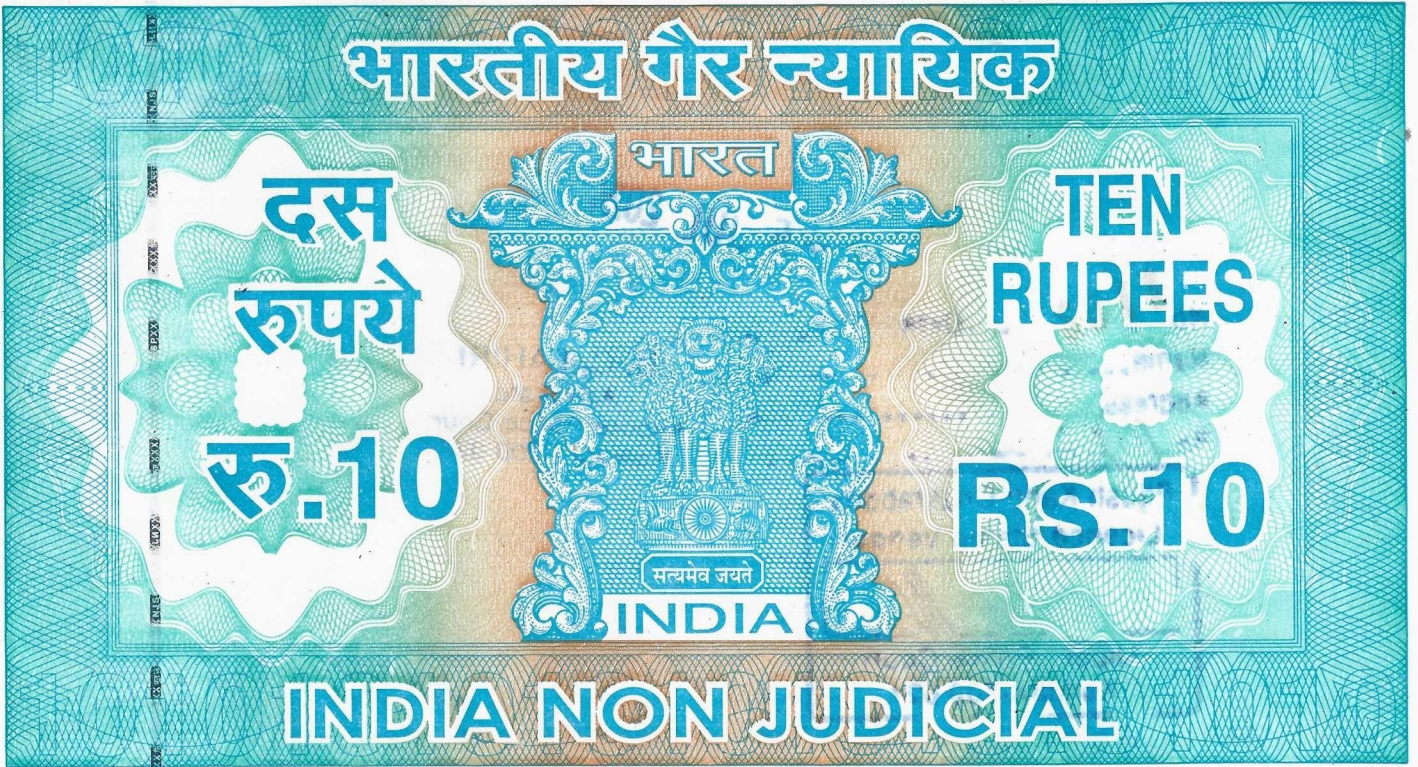


15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 437119

Before The Notary Public



FORM 'B'

[See rule 3(4)]

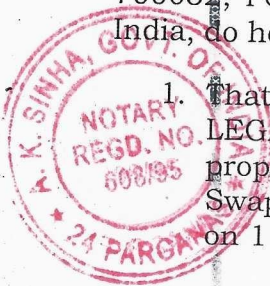
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Ajoy Sen, Director of HI-RISE APARTMENT MAKERS PRIVATE LIMITED, promoter of the proposed project "28" situated at 28, Kalibari Lane, Kolkata - 700032, PO & PS - Jadavpur, under Ward No. 96 of Borough - X of KMC, WB, India

I, Ajoy Sen, Director of HI-RISE APARTMENT MAKERS PRIVATE LIMITED, promoter of the proposed project "28" situated at 28, Kalibari Lane, Kolkata - 700032, PO & PS - Jadavpur, under Ward No. 96 of Borough - X of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Company HI-RISE APARTMENT MAKERS PRIVATE LIMITED has a LEGAL RIGHT/TITLE to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner, namely Sri Swapan Kumar Dasgupta, registered at the Office of DSR-IV, S24 Parganas, on 11th November, 2022, being No. 1604113291 of 2022.



28 AUG 2022

21

- 5 JUL 2024

No. 1102 . . . Date . . .
Name
Address
Rs. 10

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipor Police Court
Kolkata-700 027

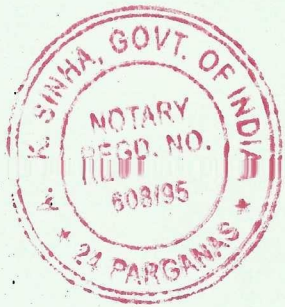
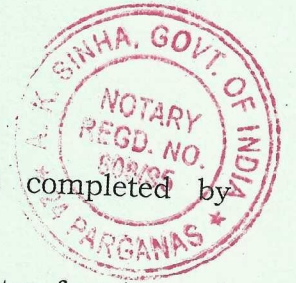


Before The Notary Public

[Faint, mostly illegible text, likely a notary affidavit or legal document.]



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31st December, 2027
4. That seventy per cent 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.
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 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 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.



Ajoy Sen
Deponent

Verification

I, Ajoy Sen Son of Sri Badal Krishna Sen Resident of 79B, Rashbehari Avenue, Kolkata - 700026, do solemnly affirm that 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 28th day of August, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A.K.S.

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

28 AUG 2022

Ajoy Sen
Deponent

Identified by me

Ajay Sen
Advocate