

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 120774

FORM 'B'



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 Mr. Sudip Prafulla Chakraborty, duly authorized by the promoter of the proposed project, vide its authorization dated 27th December 2022;

Mr. Sudip Prafulla Chakraborty, duly authorized by the promoter of the proposed project namely "Uttora Middle Zone – Phase M1" of Luxmi Portfolio Ltd. do hereby solemnly declare, undertake and state as under:

- (1) Gossainpur Real Estate Private Limited (2) Bagdogra Realtors Private Limited (3) Balason Realtors Private Limited (4) Hillcart Realtors Private Limited (5) Windstar Realtors Private Limited and (6) Rupsing Realtors Private Limited, have 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 owners and promoter for development of the real estate project is enclosed herewith.
That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by promoter is 31 December 2023.

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PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

LUXMI PORTFOLIO LIMITED

Authorised Signatory

28 JUL 2023

1 FEB 2023

No. 61285
Name
Address
PARTHA SARATHI CHOWDHURY
Aayakar Bhawan,
P-7, Chowringhee Square
Kolkata - 50
Date

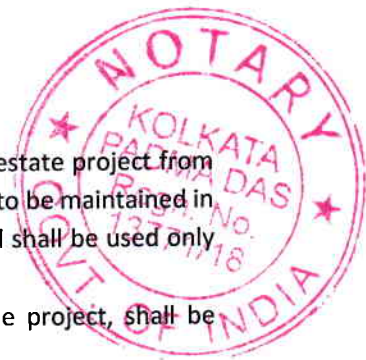


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LUXMI PORTFOLIO LIMITED
Kolkata

Handwritten notes and signatures at the bottom right.

4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 have furnished such other documents as have been prescribed 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 building, as the case may be, on any grounds.



LUXMI PORTFOLIO LIMITED
Saratma Shy
 Authorised Signatory
 Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 24 day of July, 2023.

LUXMI PORTFOLIO LIMITED
Saratma Shy
 Authorised Signatory
 Deponent

PADMA DAS
 NOTARY
 Regn. No.-13771/18
 C.M.M.'s Court
 Kolkata-700 001

ATTESTED

 PADMA DAS
 NOTARY
 Regn. No. 13771/18
 C.M.M.'s Court
 Kolkata-700001

28 JUL 2023