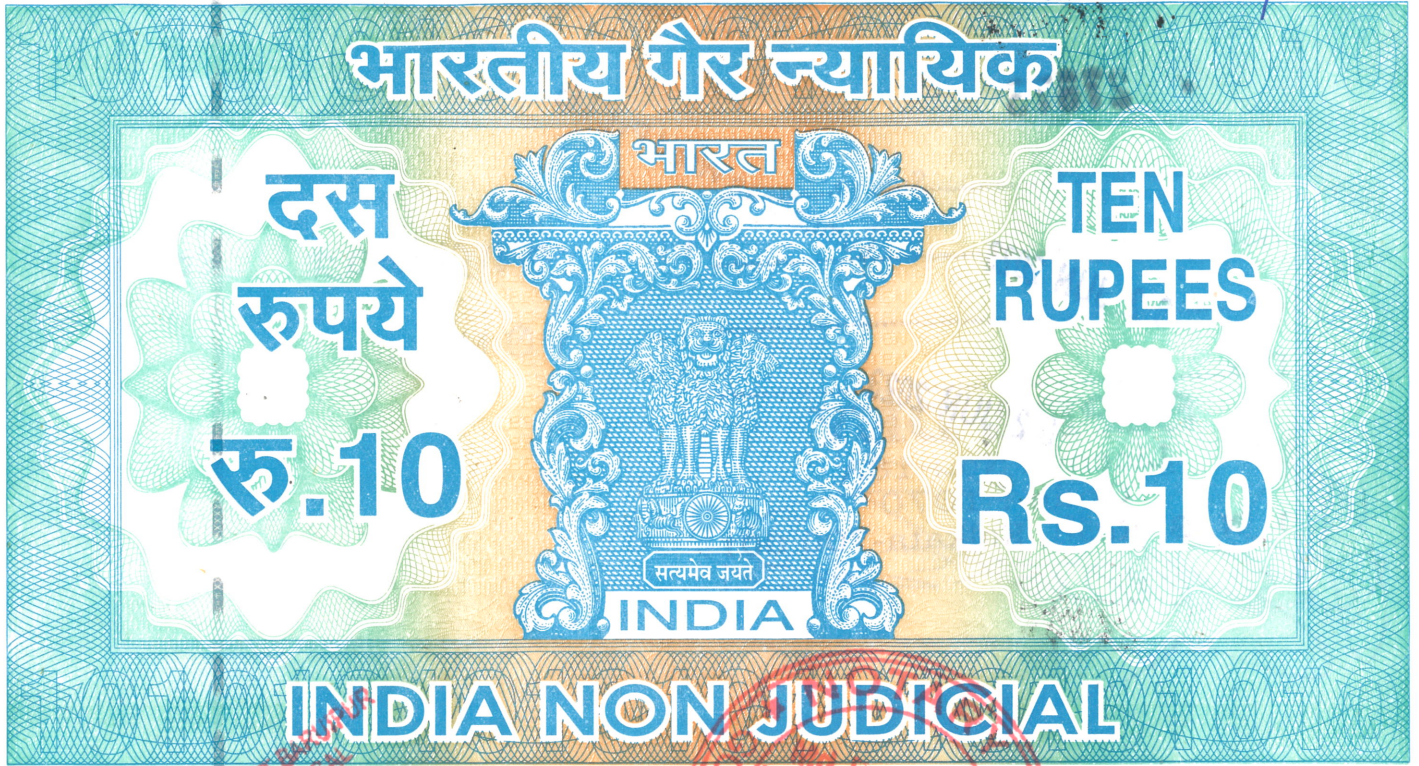


SL-68/23



BEFORE THE NOTARY PUBLIC AT  
KOL-144, GOVT. OF WEST BENGAL

পশ্চিমবঙ্গ সরকার

পশ্চিম বঙ্গাল

WEST BENGAL

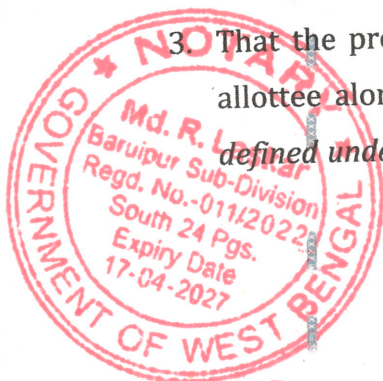


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### AFFIDAVIT-CUM-DECLARATION

I, Swapan Maity S/o Kumud Ranjan Maity aged 54 Residing at Bar Solemanpur Ramnagar, Purba Medinipur, West Bengal 721441. Director of M/s. Lumberman Wood Pvt. Ltd., Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. 'Southern Woods' situated at No. 125, Kumrakhali Road, Mahamayatala, P.O. Narendrapur, P.S. Sonarpur, JL No.48, RS and LR Dag no.9, Ward No.27, Kolkata - 700103..
2. That **Rajpur Sonarpur Municipality** has approved sanction plan for the project 'Southern Woods' vide approval number 132/Rev/CB/27/80 dated 29.10.2022
3. That the promoter shall execute a registered **conveyance deed** in favour of the allottee along with the undivided proportionate title in the "common areas" (as defined under clause (n) of Section 2 of Real Estate (Regulation & Development) Act,



03 JUN 2023

27873

No. .... Sold to .....

Lumberman Wood Pvt. Ltd.

Address .....

111, Vansitrat Row.

Rs. ....

KO 1-1.

Date .....

**SIPRA DEY**

02 JUN 2023

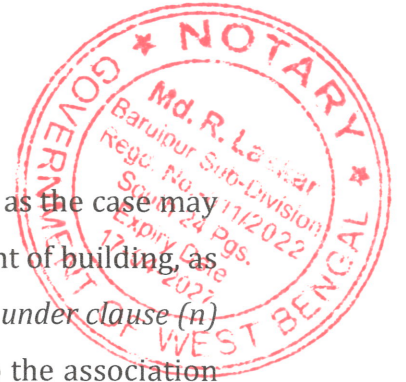
Licence No. : 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

*[Handwritten signature]*





2016) to the association of the allottees or the competent authority, as the case may be, and hand over the physical possession of the unit, plot, apartment of building, as the case may be, to the allottees and the “common areas” (as defined under clause (n) of Section 2 of Real Estate (Regulation & Development) Act, 2016) to the association of the allottees or the competent authority, as the case may be, in a real estate project, and the other title documents pertaining thereto within specified period as per sanctioned plans as provided under the local laws. Provided that, in the absence of any local law, **conveyance deed** in favour of the allottee or the association of the allottees or the competent authority, as the case may be, under **Section 17 of Real Estate (Regulation & Development) Act, 2016 read with West Bengal Real Estate (Regulation and Development) Rules, 2021** shall be carried out by the promoter **within three months from date of issue of occupancy certificate.**

4. That after obtaining the occupancy certificate and **handing over physical possession** to the allottees in terms of **Sub-section (1) Section 17 of Real Estate (Regulation & Development) Act, 2016 read with West Bengal Real Estate (Regulation and Development) Rules, 2021**, it shall be the responsibility of the promoter to handover the necessary documents and plans, including “common areas” (as defined under clause (n) of Section 2 of Real Estate (Regulation & Development) Act, 2016), to the association of the allottees or the competent authority, as the case may be, as per the local laws. Provided that, in the absence of any local law, the promoter shall **handover** the necessary documents and plans, including “common areas” (as defined under clause (n) of Section 2 of Real Estate (Regulation & Development) Act, 2016), to the association of the allottees or the competent authority, as the case may be, **within thirty days after obtaining the completion certificate.**

5. That the promoter will abide by the provisions contained in **Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to ‘Common Area’.** In case any contradiction arises in the future the deponent will be responsible for it.



Lumberman Wood Pvt. Ltd.

*Swapan Maity*  
Director

**Deponent**

03 JUN 2023



*Swapan Maity*

**SWAPAN MAITY**  
**(Authorized Signatory)**

**VERIFICATION**

I, Swapan Maity S/o Kumud Ranjan Maity aged 54 Residing at Bar Solemanpur Ramnagar, Purba Medinipur, West Bengal 721441. do hereby verify that the contents in para No. 1 to 5 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Lumberman Wood Pvt. Ltd.

*Swapan Maity*

Director

**Deponent**



Signature Attested  
On Identification

*[Signature]*

**MD. RAFI UDDIN LASKAR**  
NOTARY  
Baruiapur Civil & Criminal Court  
Regd. No.- 011/2022  
Govt. of West Bengal

**03 JUN 2023**

Identified by me

*[Signature]*  
Advocate.