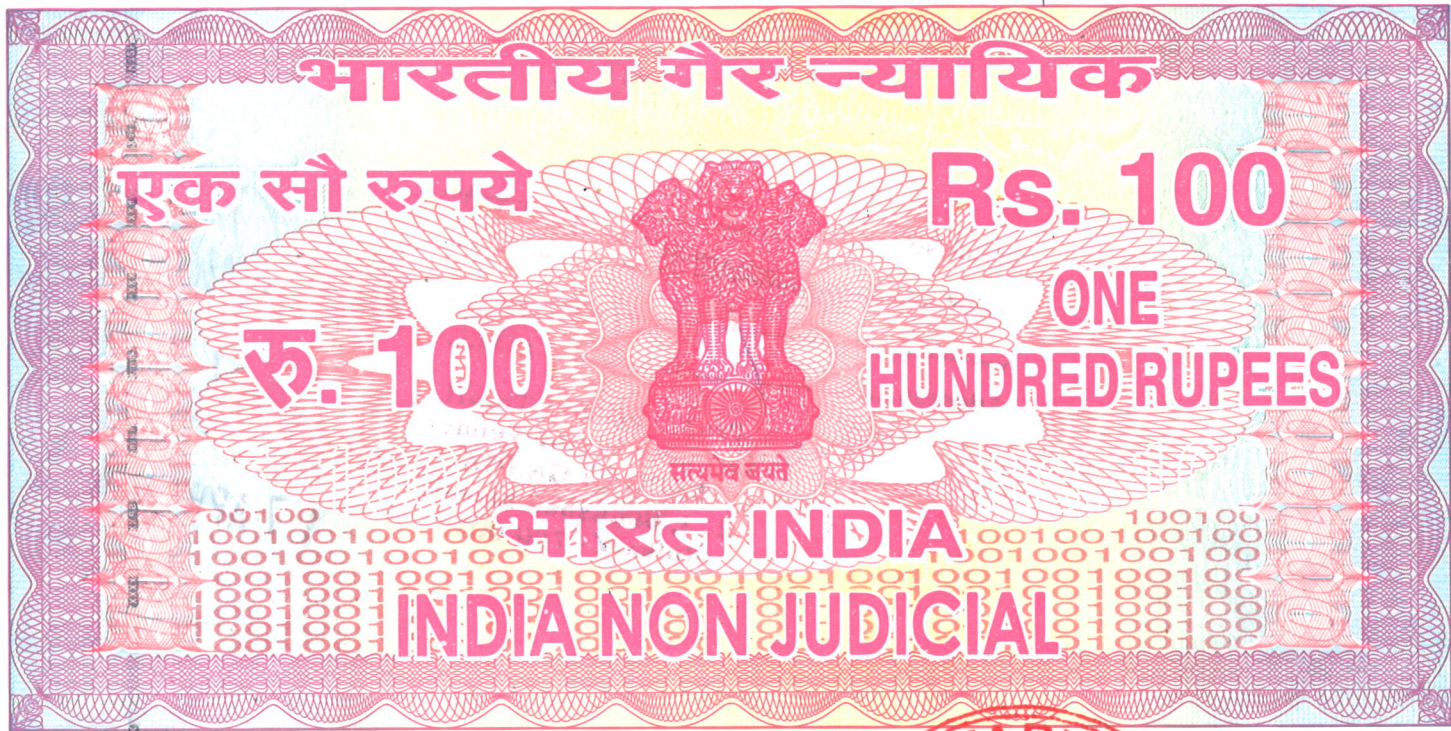
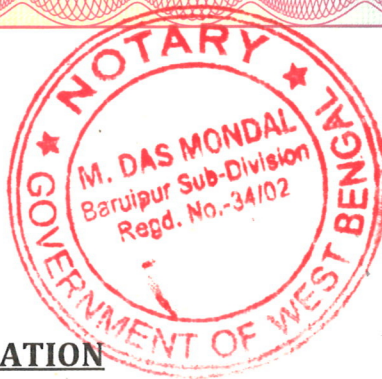


87 4/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 150702

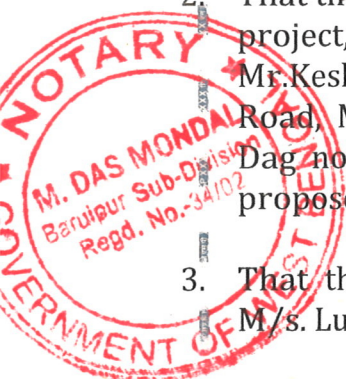


FORM-B
[see rule 3(4)]

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:

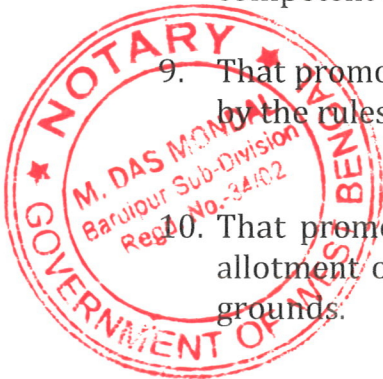
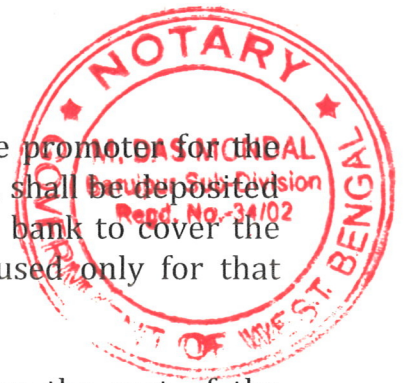
1. Mr.Kesar Chand Padia & M/s. Lumberman Wood Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out, and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the mortgage loan had been taken on partially land out of total land of project, from Bank of Baroda & HDFC Bank Ltd which is in the name of Mr.Keshar Chand Padia lying and situated at Premises 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. On which a development is proposed.
3. That the time period within which the project shall be completed by M/s. Lumberman Wood Pvt. Ltd. is 31.10.2026.



11 8 APR 2023

11 8 APR 2023

4. That seventy per cent of the amounts released by the 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 only 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 has furnished such other documents as have been specified 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.



18 APR 2023

Lumberman Wood Pvt. Ltd.

Swapan Maity
Director
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.
Verified by me at Kolkata on this 18th day of April 2023.

Solemnly declared and affirmed
before me on identification at
AM/PM under Notary Act, 1957

M. Dasmondal

M. DASMONDAL
NOTARY
Regd. No.-34/2002
Govt. of West Bengal

Lumberman Wood Pvt. Ltd.

Identified by me
Swapan Maity
Advocate

Swapan Maity
Director
Deponent

18 APR 2023