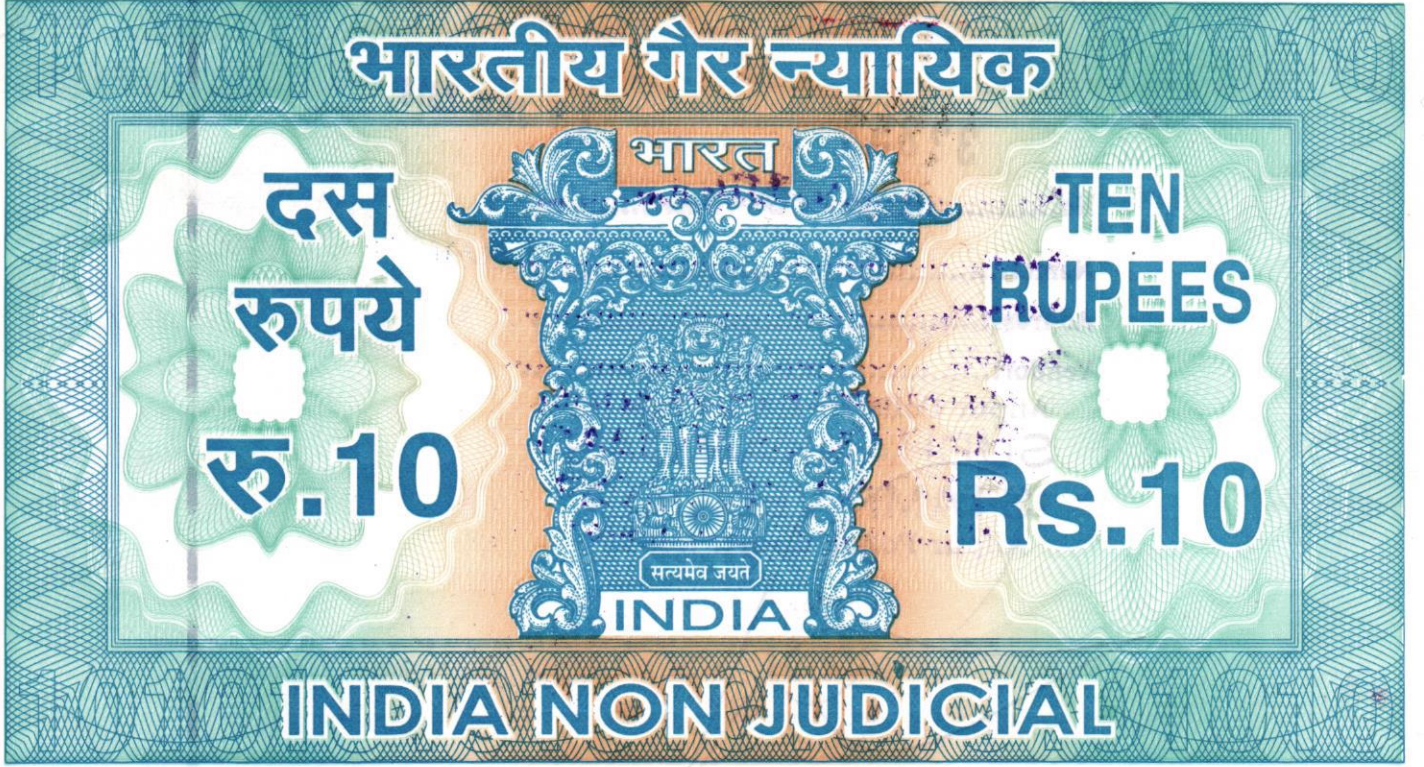


23 APR 2019

BEFORE THE NOTARY
GOVERNMENT OF INDIA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AB 196479



Form "A"

Affidavit cum Declaration of Mr. Manab Paul, Promoter of the proposed project, **"PANTHANIWAS DOOARS"** and Proprietor of **"M/S SREE BALAJI"**.

I, Manab Paul, **PAN AJLPP6658F**, **ADHAAR NO. 6993 3793 3244** son of Sri Narayan Chandra Paul, by religion Hindu, by occupation Business, residing at 10, New Bikramgarh, P.S. & P.O. Jadavpur, Kolkata-700032, Proprietor of M/s Sree Balaji, a Proprietorship firm having its registered

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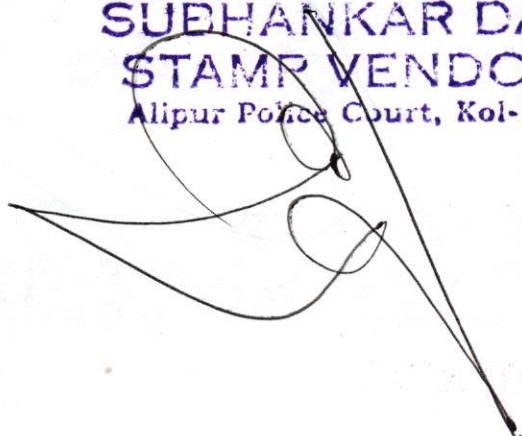
No.....Rs.-**10/-**- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



DEBASISH ROY CHOWDHURY
Advocate
8, Old Post Office Street
Ground Floor
Kolkata-700 001



12 APR 2019

office at 90/1, Prince Golam Hossain Shah Road, P.S. Jadavpur, P.O. Golfgreen, Kolkata – 700 095 and Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/Promoter of **M/S SREE BALAJI**, represented by me, Manab Paul, has a legal title to the land on which the development of the project, **“PANTHANIWAS DOOARS”** is proposed and 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 title of such land along with an authenticated copies of the agreements between such owner and promoter 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 proposed project Panthaniwas Dooars Phase I shall be completed by me/promoter is 31st March 2022.
4. That seventy percent of the amounts realized by me/promoter for all real estate projects 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.



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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 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 utilized for the project and the withdrawal has been in compliance with the proportion to be percentage of completion of the project.
7. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the ACT.
9. 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 apartment, plot or building, as the case may be, on any grounds.



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For Sree Balaji

Proprietor

SIGNATURE OF 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 _____ on this 23rd day of April 2019.

For Sree Balaji

Proprietor

SIGNATURE OF DEPONENT

Prepared and Identified by me

Mukti Roy

Advocate



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON...23...APR...2019...

[Signature]
BHOLANATH SIL
NOTARY - R. NO.-2262
GOVT. OF INDIA
(M)- 9903115183

23 APR 2019