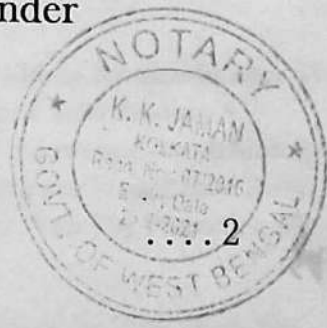




WEST BENGAL 42AB 174543
 Affidavit Cum Declaration Of M/S Ganpati Construction, a
 Proprietorship Firm ,Promoter Of The Ongoing Project at 295
 Vidya Sagar Sarani, Situated At Mouza- Purba Barisha,
 J.LNO-23 , Dag No-271,967, Khatian No -247,506,P.O-
 Barisha,P.S-Haridevpur,Dist:-24Pargana(S), Under
 K.M.C,Kolkata-700008.

BEFORE THE NOTARY
 KOLKATA



28 JAN 2020

M/S Ganpati Construction(Represented By Its Proprietor Mr. Govind Kumar Gupta), Promoter Of The On Going Project Do Here By Solemnly Declare, Undertake And State As Under.

2. That The Firm Has A Legal Title To The Land On Which The Development Of The On Going Project Is Carried Out By Virtue Of A Joint Development Agreement With Sri Bachhu Dey, Smt. Krishna Dey, Smt. Tuku Dey, Sri Panchanan Banerjee

And

All Legally Valid Authentications Of Title Of Such Lands Along With An Authenticated Copy Of The Agreement Between Such Owners And Proprietor For Development Of The Real Estate Project Are Enclosed Herewith.

3. That The Said Land Is Free From All Encumbrances.

4. That The Time Period Within Which The Project Shall Be Completed By The Proprietorship Firm Within The Date Of 20th Jan 2021.

5. That Seventy Percent Of The Amounts Realised By The Proprietorship Firm For The Real Estate Project From The Allottees(Per Proforma Agreement For Sale), 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.

6. That The Amounts For The Separate Account, To Cover The Cost Of The Project, Shall Be Withdrawn In Proportion To The Percentage Of Completion Of The Project.

7. That The Amounts For The Separate Accounts Shall Be Withdrawn After It Is Certified By An Engineer, An Architect And Chartered Accountant In Practice That The Withdrawal Is In Proportion To The Percentage Of Completion Of The Project.

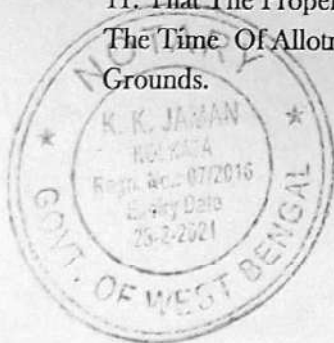
8. That The Proprietorship Firm Shall Get The Accounts Audited Within Six Months After The End Every Financial Year By A Chartered Accountant In Practice And Shall Produce A Statement Of Accounts Duly Certified And Signed By Such Chartered Accountant And It Shall Be Verified During The Audit That The Amounts Collected For A Particular Project Have Been Utilized For The Project And The Withdrawal Has Been Compliance With The Proportion To The Percentage Of Completion Of The Project.

9. That The Proprietorship Firm Shall Take All The Pending Approvals On Time, From The Competent Authorities.

10. That The Proprietorship Firm Has Furnished Such Other Documents Have Been Prescribed By The Rule And Regulations Made Under The Act.

11. That The Proprietorship Firm Shall Not Discriminate Against Any Allottee Or Allottees At The Time Of Allotment Of Any Apartment, Plot Or Building, As The Case May Be, On Any Grounds.

.....3



GANPATI CONSTRUCTION

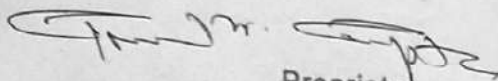
Proprietor

28 JAN 2020

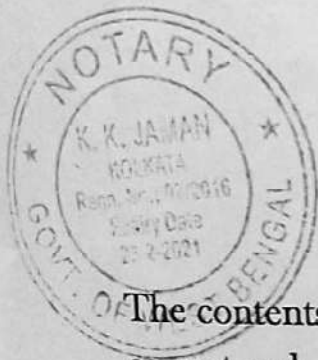
I, Govind Kumar Gupta, son of Hukum Chand Gupta, by nationality Indian, by occupation business, residing at 24/6/4, Banamali Banerjee Road, p.o + p.s - Haridevpur, in the district of north 24 pargans, solemnly affirm that the facts stated in paragraphs 1 to 10 are true and correct, to the best of my knowledge and belief and no material fact has been concealed.

For M/S Ganpati Construction

GANPATI CONSTRUCTION

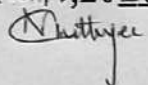

Proprietor

Sri Govind Kumar Gupta

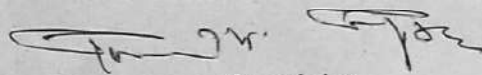


Verification

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

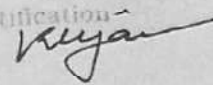
Verified by me at Kolkata on 28 day of JAN, 2020


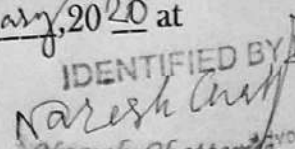
GANPATI CONSTRUCTION


Proprietor

Sri Govind Kumar Gupta

Solemnly affirmed before me on this 28 day of January, 2020 at
Kolkata.


Kazi Khaekujaman
Notary, Govt. of West Bengal
Regn. No. 07/2016
Kolkata

IDENTIFIED BY ME

Nareesh Chatterjee
Advocate
Alipore Police Court
WB/21/1974