



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

25AA 717029



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
NORTH 24 PARGANAS

Affidavit Cum Declaration

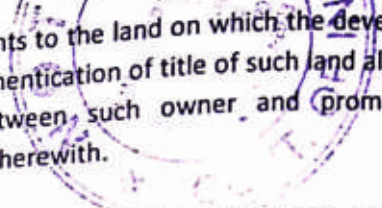
Affidavit cum Declaration of Mr.SUNIL KUMAR LOHARUKA, Director of AJNA COMMERCIAL PRIVATE LIMITED, Promoter of the proposed project

I, Sunil Kumar Loharuka, being one of the Director of AJNA COMMERCIAL PRIVATE LIMITED promoter of the proposed project do hereby solemnly declare, undertake and state as under:

K. K. HALDAR
NOTARY PUBLIC
GOVT. OF INDIA
Reg. No. - 15502/2010
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

02 NOV 2020

Sunil Kumar

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1. That Promoter has a legal title / development rights to the land on which the development of the project is proposed, And legally valid authentication of 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 said land is free from all encumbrances.
 3. That the time period within which the project shall be completed by promoter is 30.06.2026
 4. The seventy percent of the amounts realised by me/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 That the amounts from the separate account, to cover, the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I, Sunil Kumar Loharuka, being one of the Director of AJNA COMMERCIAL PRIVATE LIMITED 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.
 7. That I, Sunil Kumar Loharuka, being one of the Director of AJNA COMMERCIAL PRIVATE LIMITED shall take all the pending approvals on time, from the competent authorities.
 8. That I, Sunil Kumar Loharuka, being one of the Director of have/ has furnished such other documents as have been prescribed by the rules and regulations made under the ACT.
 9. That I, Sunil Kumar Loharuka, being one of the designated partner of AJNA COMMERCIAL PRIVATE LIMITED 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.



DEPONENT
(SUNIL KUMAR LOHARUKA)


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 3rd day of November day of 2020.

Kolkata
2nd November, 2020


K. K. HALDAR
NOTARY PUBLIC
GOVT. OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal


DEPONENT
(SUNIL KUMAR LOHARUKA)

2 NOV 2020