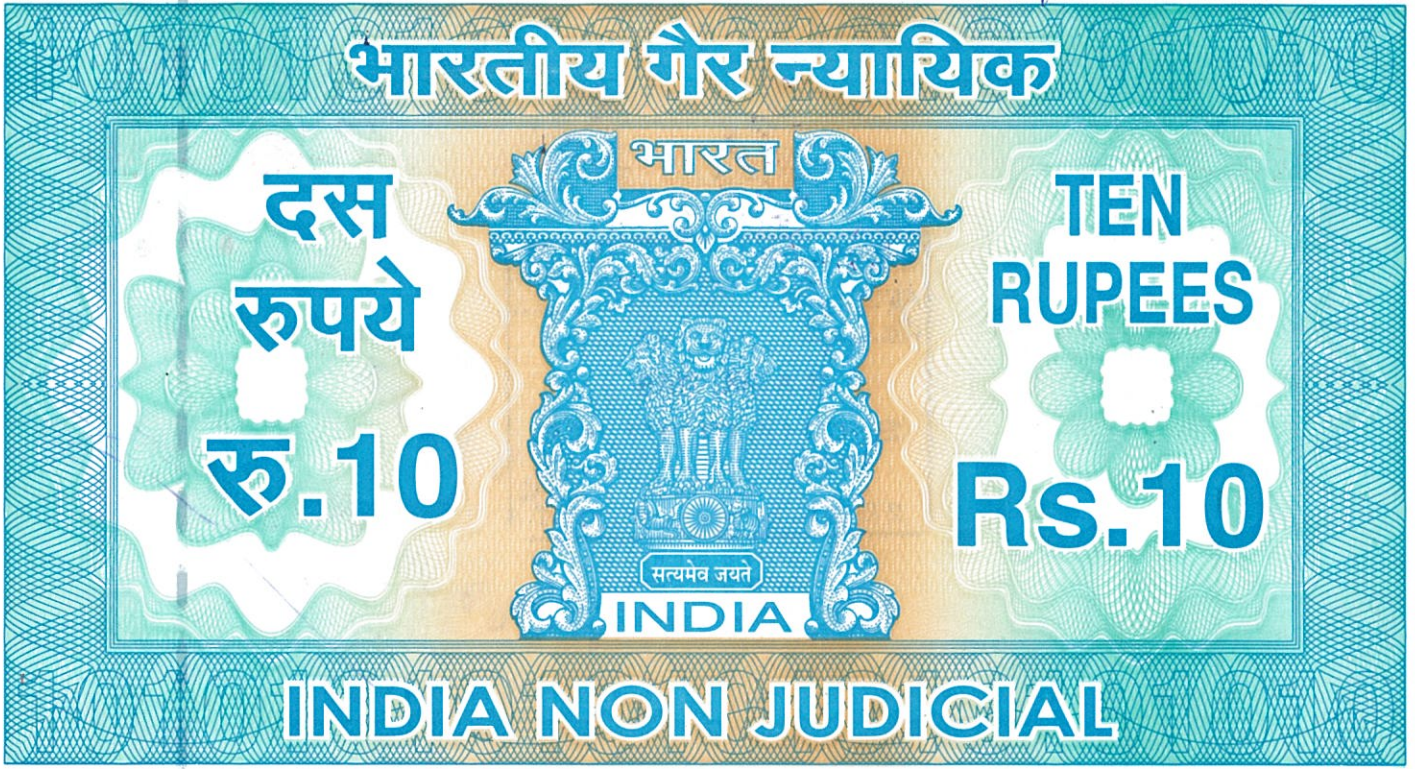


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AB 642479



Affidavit cum Declaration

Affidavit cum Declaration of Mr RAM NARESH AGARWAL duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07.08.2018;

I, RAM NARESH AGARWAL duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners namely LINGRAJ PROPERTIES PRIVATE LIMITED & OTHERS have 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 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 me/promoter is 22.09.2022.



14 AUG 2018

P. K. DAS
Advocate
Sealdah Court

P. K. DAS
Advocate
Sealdah Court

NAME.....
ADD.....
Rs.....
18 JUL 2018
S. CHATTERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol-I

Handwritten signature

18 JUL 2018

18 JUL 2018

Handwritten signature

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4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the 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 the promoter shall take all the pending approvals on time, from the Competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Ran Nan Agy
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 KOLKATA on this 14TH day of AUGUST, 2018.

Ran Nan Agy
Deponent



Solemnly Affirmed & Declared
before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me
Advocate

14. AUG 2018

