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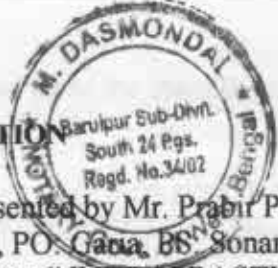


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 573405

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of WYND ENTERPRISE represented by Mr. Prabir Putatunda son of Late Sushil Putatunda residing at Mahamaya Mandir Road, PO. Garia, BS, Sonarpur, Kolkata-700084 duly authorized by the promoter of the proposed project "INDRAPRASTHA" vide its authorization letter dated 1st January, 2019.

I, Prabir Putatunda son of Late Sushil Putatunda duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to all that piece or parcel of well demarcated lands measuring about 12 (Twelve) Cottahs 10 chitaks 44sq.ft. be the same or a little more or less being part of R. S. Dag No.- 1107/1896 appertaining to R.S. Khatian No.-1371 (area 5 katha 15 chatak 29 sq.ft.) and R. S. Dag No.- 1205 appertaining to R.S. Khatian No.- 66 (area 6 katha 11 chatak) in Mouza – Barhans fartabad, J.L. No.- 47 Pargana – Medanmalla, Touzi No.- 109 being Holding No.- 23, Mahamayapur within Ward No.- 28 of Rajpur Sonarpur Municipality, Kolkata – 700084, P.S. – Sonarpur, District – South 24 Parganas, together with easements thereon. A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the project is enclosed herewith
2. That the said land is free from all encumbrances.



04 APR 2019

WYND ENTERPRISE
Prabir Putatunda
PARTNER

3. That the time period within which the project shall be completed by me/promoter is 15th May, 2021.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



9. 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.



WYND ENTERPRISE
Pradip Chatterjee
 Deponent PARTNER

04 APR 2019

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 on this 4th day of April, 2019.

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

M. Dasmondal
 M. DASMONDAL
 NOTARY
 Regd. No. - 34/200,
 Govt. of West Bengal

WYND ENTERPRISE
Pradip Chatterjee
 Deponent PARTNER

introduced by me
A. Haldar
 Advocate