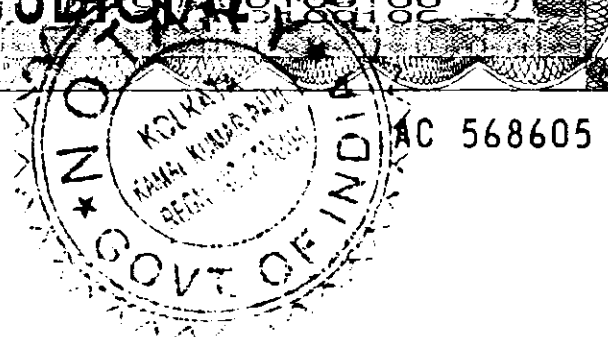


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum declaration of Mr. Tuhin Banerjee duly authorized by the promoter of the proposed project, vide its authorization dated 25<sup>th</sup> November 2019

I, Tuhin Banerjee duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. Mr. Sanjay Saha and Mrs. Rakhi Saha, 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 the title of such land along with an authenticated copy of the agreement between such owner and promoter of development of the real estate project is enclosed herewith.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2733/04  
C.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700001

25 NOV 2019

UTSAV VINIMAY PVT. LTD.  
*Utsav Vinimay*

Director



2. That details of encumbrances Annexure-A including details of any rights, title, interest or name of any party in or over such land, along with detail.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December 2022
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project  
~~from the separate account shall be withdrawn after it is certified by an~~  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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approval on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulation 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.

✓  
*[Signature]*

Deponent

Verification

~~The above Declaration are true and correct and nothing material has been~~  
 concealed by me there from

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

✓  
*[Signature]*

Deponent

KAMAL KUMAR PAUL  
 NOTARY GOVT. OF INDIA  
 Regd. No. 2700/04  
 C.M.M's Court  
 2 & 3 Bankshall Street  
 Kolkata-700001

Solemnly Affirmed & Declared Before  
 me on identification of Advocate

*[Signature]*  
 KAMAL KUMAR PAUL, NOTARY  
 Govt. of India, Regn. No. 2700/04

UTSAV VINIMAY PVT. LTD.  
*[Signature]*

Director

25 NOV 2019

Identified by me  
*[Signature]*