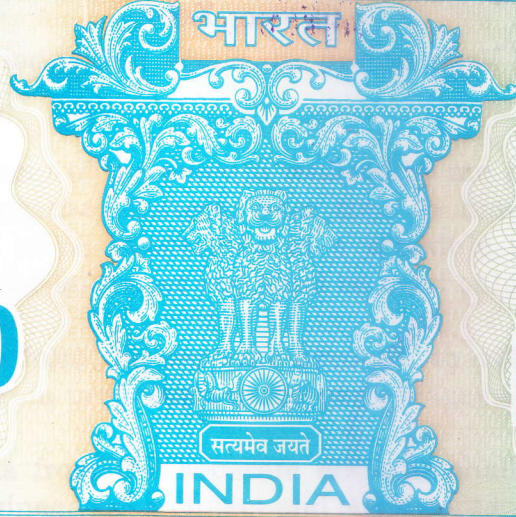


भारतीय गैर न्यायिक

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Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

33AB 839296



FORM 'A'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Angad Lakhotia promoter of the proposed project.

I, ANGAD LAKHOTIA, aged about 32 years, son of Mr. Satish Lakhotia, residing at 7/1, Gurusaday Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019, the Director of Larica Estates Limited having its registered office at 7, Red Cross Place, P.O. GPO, P.S. Hare Street and also the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

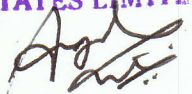
1. That the promoter has legal title to the land on which the development of the project is to be carried out AND a legal valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

REKHA TEWARI
NOTARY
16 JUL 2019
Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 001

16 JUL 2019

3. That the time period within which the project shall be completed by me three years 6 months.
4. That seventy per cent of the amount realized by me /Larica Estates for the real Estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 shall get the accounts audited within six months after the end of every financial year by a chartered accountant and it shall be verified during he audit that the amounts 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 I shall take all the pending approvals on time, from the competent authorities.
8. That the proposed project shall be completed on 31/12/2022 including all its amenities and facilities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

LARICA ESTATES LIMITED



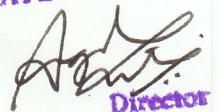
Deponent **Director**

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 16th day of July 2019.

LARICA ESTATES LIMITED



Deponent

Identified by me




S.K. Sharma
Adv.

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 001



REKHA TEWAR
NOTARY

16 JUL 2019
16 JUL 2019