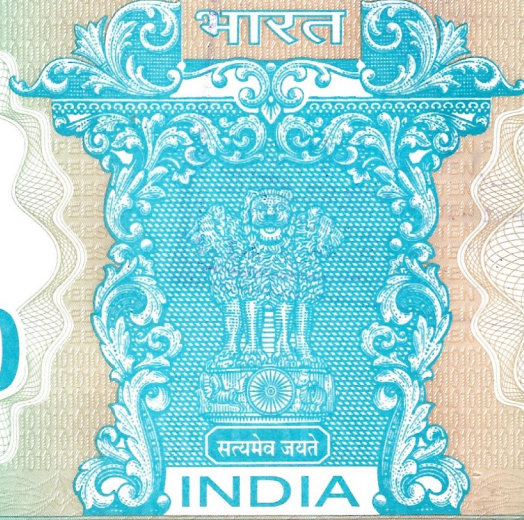


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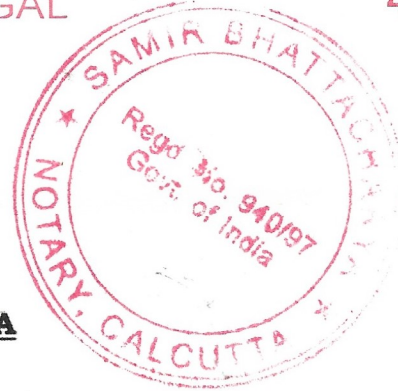
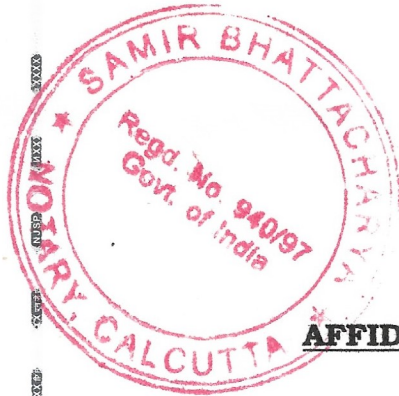


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FORM A

AFFIDAVIT CUM DECLARATION

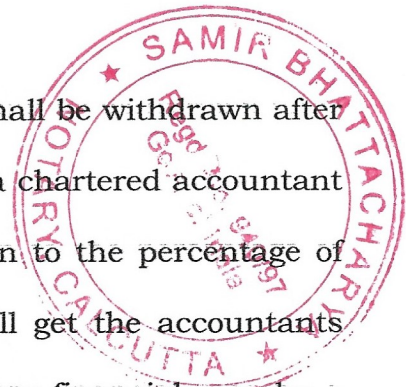
Affidavit cum Declaration of **SHYAM CONSTRUCTION** (herein "The Promoter") represented by the Proprietor **Mr. SHYAM SUNDAR AGARWAL**, promoter of the proposed project/duly authorized by the promoter of the proposed project vide their authorization dated 15th December, 2020.

18 FEB 2021

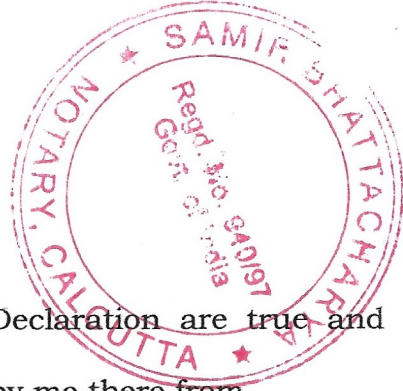
SHYAM CONSTRUCTION a proprietorship firm having its registered office at Adarshanagar, P.O- Barabahera, P.S- Uttarpara, District- Hooghly, Pin- 712246, represented by its proprietor **Mr. SHYAM SUNDAR AGARWAL**, son of LATE MADANLAL AGARWAL, by faith- Hindu, by occupation- Business, residing at Adarshanagar, Kanaipur P.O- Barabahera, P.S- Uttarpara, Pin- 712246, herein the promoter of the proposed project "**SHANTIKUNJ APARTMENT-III**" situated at BAGAN PARA UNDER KANAIPUR GRAM PANCHAYAT AT MOUZA- KHORDA-BAHERA, J.L.No-06, Comprised in R.S. Dag No- 395, Present L.R. Dag No-1145, L.R. Khatian - 544(0), under the ambit of Kanaipur Gram Panchayet, P.O- BARABAHERA, P.S- Uttarpara, District- Hooghly, Pin- 712246 do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the proposed project is to be carried out and have 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 promoter is 31ST DECEMBER 2025.
4. That seventy per cent of the amount realized 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 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/promoter shall get the accountants 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 account and it shall be verified during the 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/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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 ground.



VERIFICATION



The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me there from

Verified by me at Kolkata, on this 18th day of FEBRUARY, 2021.

Anand Jha. Adv.

Identified by Me.

Shyam Construction
Shyam Sankar Agarwal,
Proprietor

Deponent

Solemnly Affirmed & RD
Declared before me U/S 13
CIVIL / S297 (C) CIVIL

Notary

18.2.2021

Samir Bhattacharya
Notary Govt. of India
Regd. No.- 940 / 97
CITY CIVIL COURT, CALCUTTA

18 FEB 2021