

I, Ravindra Khaitan son of Late Ratanlal Khaitan, aged about 51 years, by faith - Hindu, by occupation - Business, working for gain at 10A, Rawdon Street, 1st Floor, Kolkata- 700017, the Director of Prudent Infra Realty Private Limited promoter of the proposed project do hereby solemnly declare, undertake and state as under;

That the promoter Prudent Infra Realty Private Limited along with (1) Aswini Sales Pvt. Ltd., (2) Champion Suppliers Pvt. Ltd., (3) Conception Commercial Pvt. Ltd., (4) Diagram Sales Pvt. Ltd (5) Durgamata Vintrade Pvt. Ltd., (6) Highlight Commercial Pvt. Ltd., (7) Khaitan Land Ltd. (8) Limestone Sales Pvt. Ltd., (9) Meridian Vintrade Pvt. Ltd., (10) Pioneer Marbles & Interiors Pvt. Ltd (11) Pioneer Online Ltd., (12) Rameshwar Sales Pvt. Ltd., (13) Ravindra Khaitan (H.U.F.), (14) Recreate Traders Pvt. Ltd (15) Saptarshi Tradelink Pvt.Ltd., (16) Seabird Barter Pvt. Ltd (17) Seabird Dealers Pvt. Ltd., and (18) Wrinkle Tracom Pvt. Ltd., have a legal title to the land on which the development of the proposed project is to be carried out

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/ promoter is 30.12.2020 (Project Completion Date)
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have / has furnished such other documents as have been specified 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.



30 OCT 2018

For Prudent Infra Realty Private Limited

Director/Authorised Signatory



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 25th October day of 2018.


Deponent

Identified by me
S. Ghosh
Advocate
High Court, Calcutta.

Solemnly Affirmed and
Declared before me UAS 199
CPC / U / S297 (C) CRPC



Notary

30.10.18

Samir Bhattacharya
Notary, Govt. of India
Regd. No.-940/97
City Civil Court, Calcutta

30 OCT 2018