



पश्चिम बंगाल WEST BENGAL

38AB 162271



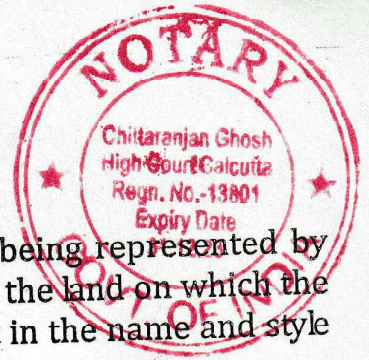
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Barun Kumar Chanda residing at 11A, Bonomali Chatterjee Street, Tala, Tala Circular Railway Station, Cossipore, Kolkata-700002, Proprietor of the promoter (Brick & Concrete) of the proposed project " Jagadamba Apartment " situated at 65, Ashok Garh, Kolkata-700035 now Kolkata-700108 duly authorised on 26.09.2020.

I, Barun Kumar Chanda, Proprietor of the promoter (Brick & Concrete) of the proposed project do hereby solemnly declare, undertake and state as under:

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13601
High Court Calcutta 26 SEP 2020

... Pending approvals on time

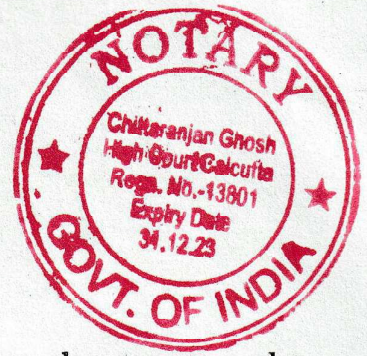


1. That the Brick & Concrete the promoter promoter being represented by me being the proprietor of the said Firm has a legal title to the land on which the development of the project is proposed is to be carried out in the name and style of " Brick & Concrete " having its office at 11A, Bonomali Chatterjee Street, Kolkata-700002.

AND

a legally valid authentication of title of such land of the real estate project is enclosed herewith.

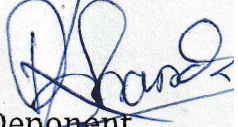
2. That the said land on which the development is proposed has been deposited in Fullerton India Private Limited a Financial Institution against loan obtained by me and I undertake to clear the said land before selling the flats to any purchaser.
3. That the time period within which the project shall be completed by me as the promoter is 31/12/2023.
4. That seventy percent of the amounts realised by me/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.
7. That I being the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I being the promoter shall take all the pending approvals on time



from the competent authorities

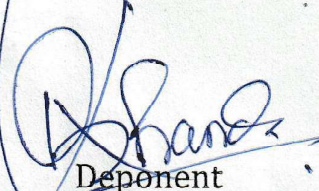
9. That I being the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

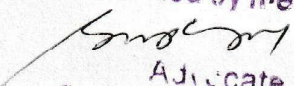
10. That I being the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

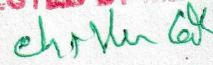
Verification

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 26th day of September, 2020.


Deponent
Identified by me
Advocate

Identified by me

Advocate
Sampa Paul
C.M.M. Court, Kolkata


CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO. - 13801
High Court Calcutta

ATTESTED BY ME

C.R. GHOSH
Regn. No. 13801
NOTARY
High Court Calcutta

26 SEP 2020