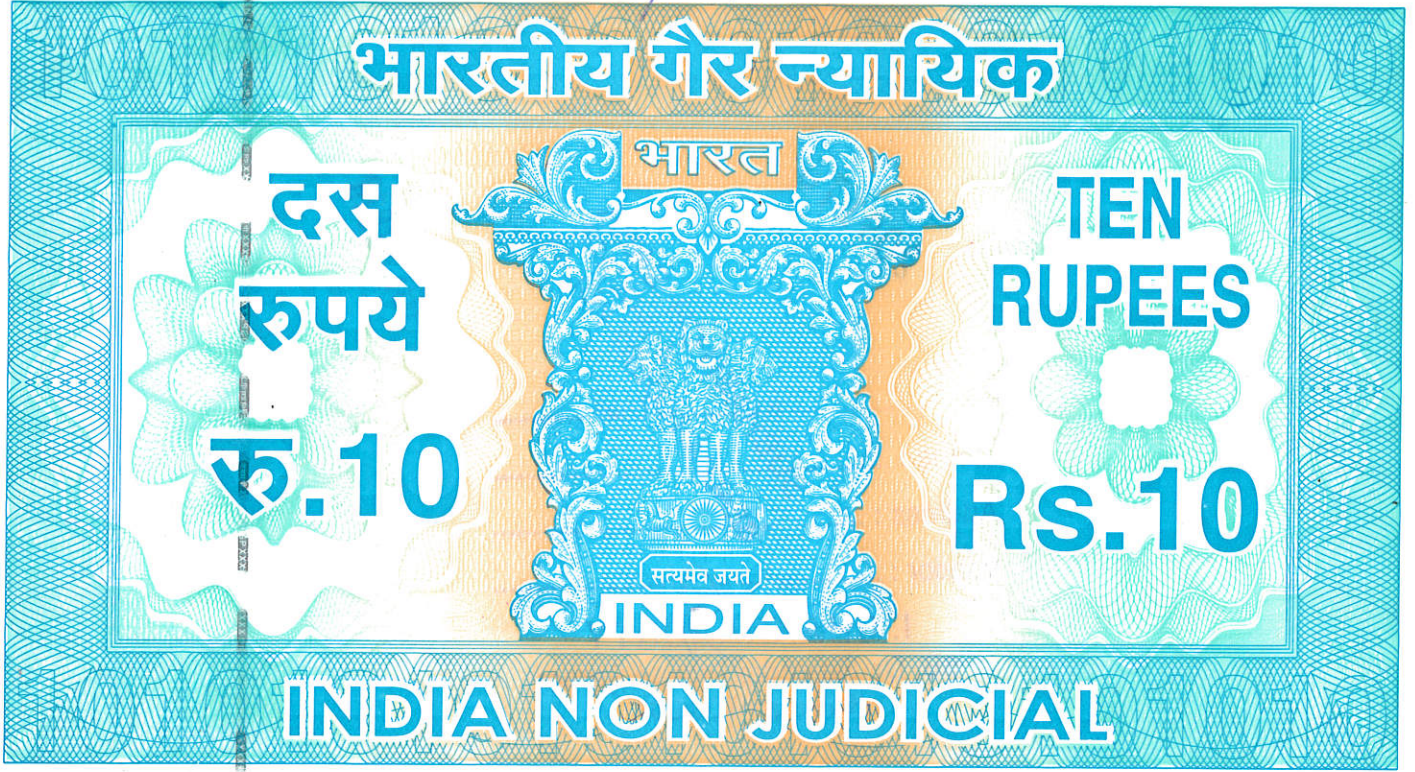


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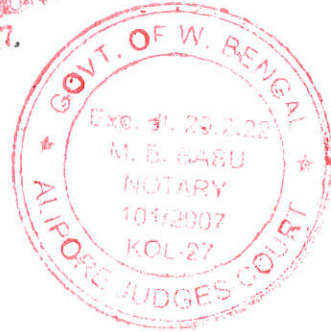


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AB 602966



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027.



FORM 'A'
[See Rule 3(2)]

Affidavit cum Declaration

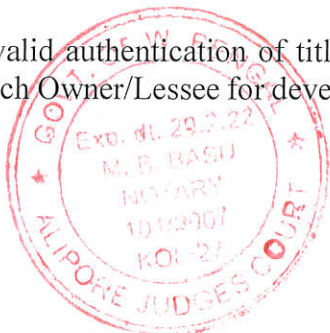
Affidavit cum Declaration of Mr. Girija Kumar Choudhary duly authorised by the promoter of the proposed project, vide authorisation, dated 27th August, 2018:

I, Girija Kumar Choudhary duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Oriental Sales Agencies (India) Private Limited has a legal title on the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title along with an authenticated copy of the agreement between such Owner/Lessee for development of the real estate project is enclosed herewith.



Girija Kumar Choudhary

31 AUG 2018



2.

2. That the said land is free from all encumbrances save and except the charge created with ICICI Bank on account of the project loan obtained by the promoter.
3. That the time period within which the project shall be completed by the promoter is September 30, 2019.
4. That seventy percent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, is being deposited in a separate account maintained in ICICI 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account is being withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

guro Das
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 the 31st day of August, 2018.

Alipore Judges Court, Kol-27, on identification at AM/PM under Notary Seal
M. B. Basu
Notary Court, West Bengal
10/1/2007

IDENTIFIED BY ME
Nareesh Chatterjee
Advocate
Alipore Police Court
WB/21/1974

guro Das
Deponent

31 AUG 2018