



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Varun Goenka duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 14/03/13.

I, **MR. VARUN GOENKA**, Son of Shri Ashok Kumar Goenka, aged about-33 years by nationality- Indian by Occupation- Business, residing at 120, Bangur Avenue, Block – C, Post Office- Bangur Avenue, Police Station Lake Town, Kolkata – 700055 do hereby solemnly declare undertake and state as under;

Sheel
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs.

31 AUG 2018

037110

Sl. No. Sold to..... *Sunishi Estates Pvt. Ltd.*

Address..... *P-243 Lake Town Block-A*

A. K. Maity

Kol-89

Licensed Stamp Vendor

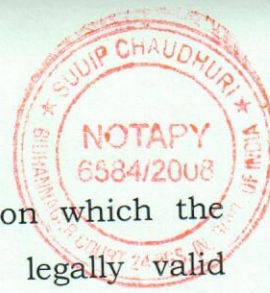
10, Old Post Office Street

Kolkata - 700001

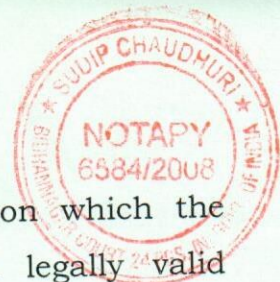
Rs. 10/- (Rupees Ten) only

Issue Date:....., Sign.....


21 MAY 2018



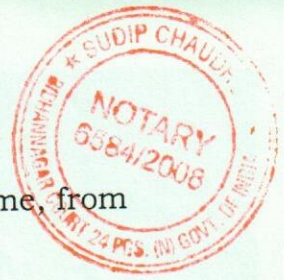
1. That the Promoter has a legal title to the Land on which the Development of the project is proposed AND a legally valid authentication of such land along with an authentication copy of the agreement between such Owner and Promoter of the real estate Project is enclosed herewith.
2. That the receivables of the Promoter's/Builder's share, out of said Project is encumbered by a Charge created by LIC Housing Finance Ltd. vide Charge Identification No. 100182836 Dated 16.05.18 save and except the entire land and the project is free from all encumbrances. Copy of the Sanction letter is enclosed herewith.
3. The time period within which the project shall be completed by the Promoter is 5 (Five) years from the date of commencement of the Project i.e 02nd April 2018.
4. That Seventy Percent of the amount realized by the Promoter for the real estate from the allottees, from time to time, to 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.



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4. That Seventy Percent of the amount realized by the Promoter for the real estate from the allottees, from time to time, to 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 amount 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 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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount 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.


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7. That the Promoter shall take all the 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/s at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Identified by me,

[Signature]
Adv.

Sunidhi Estate
Authorized Signatory,

[Signature]
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 30th day of August 2018.

Identified by me,

[Signature]
Adv.

Sunidhi Estate
Authorized Signatory,

[Signature]
DEPONENT

[Signature]
S. CHAUDHURI
* NOTARY *
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