

AFFIDAVIT CUM DECLARATION

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

I, MR. VARUN GOENKA son of Sri Ashok Kumar Goenka, Aged about- 33 years by nationality- Indian by occupation-Business residing at 120, Bangur Avenue, Block - C, P.S. lake Town, P.O. Bangur Avenue, Kolkata - 700 055 do hereby solemnly declare, undertake and state as under;

- 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 title of such lend along with an authentication copy of the agreement between such owner and promoter of the real estate project is enclosed herewith.
- That the Land is free from all the encumbrances.
- 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 ellottees, 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.
- That the emounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

- 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.
- 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.

Sunidhi Estates Authorized signatory,

DEPONENT

VERIFICATION

The content 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.

Televolified Eymo. Williams

Sunidhi Estates Authorized signatory,

DEPONENT