

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 246004



**AFFIDAVIT CUM DECLARATION**

**AFFIDAVIT CUM DECLARATION OF MR. SUHEL SARAF, DULY AUTHORIZED BY SUGAM DIAMOND ABASAN LLP, THE PROMOTER OF THE PROPOSED PROJECT KNOWN AS "MORYA - PHASE I", VIDE ITS AUTHORIZATION (BOARD RESOLUTION) DATED 27<sup>TH</sup> AUGUST 2018;**

I, Suhel Saraf, duly authorized by Sugam Diamond Abasan LLP, the Promoter, of the proposed project known as "MORYA" do hereby solemnly declare, undertake and state as under:

1. That Sugam Griha Nirmaan Ltd. & 3 Others have a legal title to the land situated at Premises No. 88A Basanta Lal Saha Road, P.S. Behala, P.O. New Alipore, Kolkata - 700 053 ("entire land") on

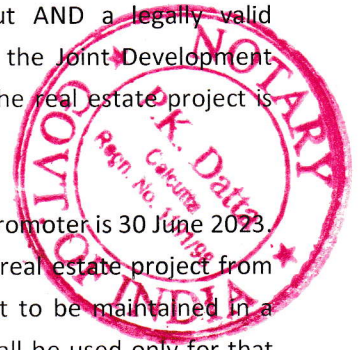
**P. K. Datta**  
Notary  
Regn. No. 1101/98  
Calcutta Court  
2 & 3, ... Street  
Calcutta - 700 001

30 AUG 2018



which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the Joint Development Agreement between such owners and the Promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 30 June 2023.
4. That seventy per cent of the amounts realised by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the West Bengal Housing Industry Regulation Act, 2017.
10. That 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.



*Suhelasa*

Signature of the Deponent

Solemnly affirmed at **Kolkata** on the  
29<sup>th</sup> day of AUGUST 2018 before me

**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  
29<sup>th</sup> on this \_\_\_\_\_ day of AUGUST, 2018.

*Suhelasa*

DEPONENT

Solemnly Affirmed &  
Declared before me  
Identification by advocate

P. K. DATTA  
Notary

P. K. Datta  
Notary  
Regn. No.: 1101/88  
C.M. Court  
2 & 3, Esplanade Street  
Calcutta - 700 001

30 AUG 2018

Identified by me  
*Utpal Sen Chowdhury*  
Utpal Sen Chowdhury  
Advocate  
C.M. Court, Kol-1