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भारतवर्ष पश्चिम बंगाल WEST BENGAL

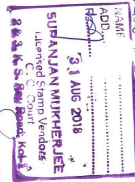
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ravindra Khaitan duly authorized by the promoter of the proposed project vide its authorization dated 24.08.2018:

I, Ravindra Khaitan, son of Late Ratanlal Khaitan, aged 52 years, R/o S. B.S. Halden Avenue, Block IV, Flat No. 5A, "Silver Spring", P.S. Pragati Maidan, Kolkata - 700 105 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.

31 AUG 2018  
31 AUG 2018



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Literate Construction (P) Ltd.  
1, S.N. Goswami  
501-17.

2. That details of encumbrances with Tata Capital Focusing Finance Limited amounting to Rs 22 crores is enclosed herewith.
3. That the time period within which the project shall be completed by the promoter is 30.06.2021 (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

For Ultimate Construction Pvt. Ltd.



Director

#### 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 31<sup>st</sup> on this August day of 2018.

For Ultimate Construction Pvt. Ltd.



Deponent