



पश्चिम बंगाल WEST BENGAL

29AB 011103

BEFORE THE NOTARY PUBLIC

AFFIDAVIT CUM DECLARATION

I, Anirban Ghosh, son of Late Anup Kumar Ghosh, holding PAN AMIPG8133E, Aadhaar No.5365 8748 3350, by faith Hindu, by Occupation service, by nationality Indian, working for gain at DN 51, Merlin Infinite, 6th Floor, Suite No.610, Sector V, Salt Lake, Kolkata-700091, duly authorized vide Board resolution dated 30.08.2018 by M/S. Well Homes Projects Private Limited (CIN U45400WB2010PTC153971) (holding PAN AABCW0195Q) being one of the Partner of M/S. Sonartori Projects a partnership firm (Promoter) of the proposed project "PATTHAR PPANCHALI Phase-1" at Boral, do hereby solemnly declare, undertake and state as under:

WELLHOMES PROJECTS PVT. LTD.

Anirban
Authorised Signatory

✓
B. N. SAHA
NOTARY
Bikash Bhowmik
North Block, 6th Floor
Highannagar, Kolkata
West Bengal

06 DEC 2018



1. That I am the authorized signatory of M/S. Well Homes Projects Private Limited having its registered office at 186, Rajarhat Main Road, Kolkata 700 157 and its communication office at DN-51, Suite no- 610, 6th Floor, Merlin Infinite, Sector V, Salt lake City, Post Office- Sech Bhavan, Police Station- Electronic Complex, Kolkata 700 091 and I am competent to affirm this affidavit cum declaration vide Board resolution dated 30.08.2018 on behalf of the Said Promoter.

2. That M/S. Acyumen Vinimay Private Limited and 49 Ors. have/has a legal title to the land on 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 agreement between such owners and promoter for development of the real estate project is enclosed herewith.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by the M/S. Sonartori Projects (Promoter) is December 2020.

5. That seventy per cent of the amounts realized by me/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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



B. N. SAHA
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Bikash Bhavan
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Mahanagar, Kolkata
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Authorized Signatory

8. That the promoter shall take all the pending approvals on time, from the competent authorities.



9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.

WELLHOMES PROJECTS PVT. LTD.

Anirban
Authorised Signatory

Identified by Me

(Anirban Ghosh)

Deponent

Advocate

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 6th day of December 2018.

WELLHOMES PROJECTS PVT. LTD.

Anirban
Authorised Signatory

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

(Anirban Ghosh)

Deponent



B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Saidharnagar, Kolkata
West Bengal

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