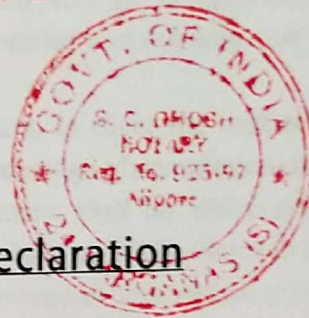




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

43AB 303379



Affidavit cum Declaration

1. Affidavit cum Declaration of M/S "HENA DUTTA-BAPI PAL-MOUMITA CHATTERJEE" (hereinafter referred to as Partnership firm), a Partnership firm, Promoter of the ongoing Project name "227, BECHARAM CHATTERJEE ROAD" lying and situated at Mouza- Behala, J.L. No. 02, R.S. Khatian No.- 499 and 606 , R.S. Plot No.- 9807 and 9812, within the local ambit of Kolkata Municipal Corporation, under Ward No-130, Borough-XIV, Post Office - Behala, Police Station - Parnasree, Pin Code - 700 034 in the District of Kolkata, West Bengal, INDIA.



HENA DUTTA-BAPI PAL-  
MOUMITA CHATTERJEE

*Bapi Pal*  
PARTNER

...2

19 MAR 2020



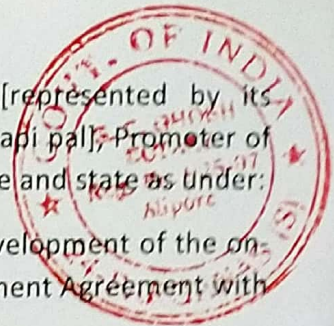
033073

Name: ALVIN COLE, Address  
Address: Albu Police Court, 100-29  
Vendor: **I. CHAKRABORTY**  
Off. Of: Kaptana Prasad Singh,  
Kolkata-700 011

REC NR 22 JAN 2011



M/S HENA DUTTA-BAPI PAL-MOUMITA CHATTERJEE [represented by its Partners, Smt. Hena Dutta, Smt. Moumita Chatterjee, Sri Bapi pal], Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

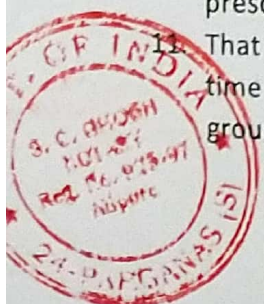


2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by the virtue of a Joint Development Agreement with Sri Chandan Ghosh, s/o Sri Sachin Ghosh.

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owner and the Developer for development of the real estate project are 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 Developer within the date of 30<sup>th</sup> DECEMBER of 2021
5. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (per proforma agreement for sale), 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.
8. That the Developer 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 the completion of the project.
9. That the Developer shall take all the pending approvals on time, from the competent authorities.
10. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Developer shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



HENA DUTTA-BAPI PAL-  
MOUMITA CHATTERJEE

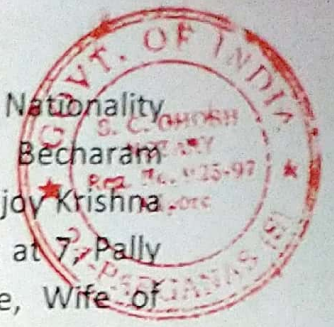
*Bapi Pal*

PARTNER

19 MAR 2020



We, Smt. Hena Dutta, Wife of Sri Subhasish Dutta, by Nationality Indian, by Occupation Business, residing at 11/2/1B, Becharam Chatterjee Road kolkata-700 034, Sri Bapi Pal, son of Late Bijoy Krishna Paul, by Nationality Indian, by Occupation Business, residing at 7, Pally Mangal Colony, Kolkata-700 063, Smt Moumita Chatterjee, Wife of Snehasish Chatterjee, by Nationality Indian, by Occupation Business, residing at 78, Brahma Samaj Road kolkata-700 034, solemnly affirm that the facts stated in paragraphs 1 to 10 are true and correct to the best of our knowledge and belief and no material fact has been concealed.



For M/S Hena Dutta-Bapi Pal-Moumita Chatterjee

Bapi Pal  
Partner

HENA DUTTA-BAPI PAL-  
MOUMITA CHATTERJEE

PARTNER

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 19th day of March 2020

Bapi Pal  
Partner

HENA DUTTA-BAPI PAL-  
MOUMITA CHATTERJEE

PARTNER

Solemnly affirmed before me on this 19th day of March 2020 at Kolkata.



Identified by me

[Signature]  
Advocate

Solemnly Affirmed & Declared  
Before me on Identification

(NOTARY)

[Signature]  
S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97, Govt. of India

19 MAR 2020