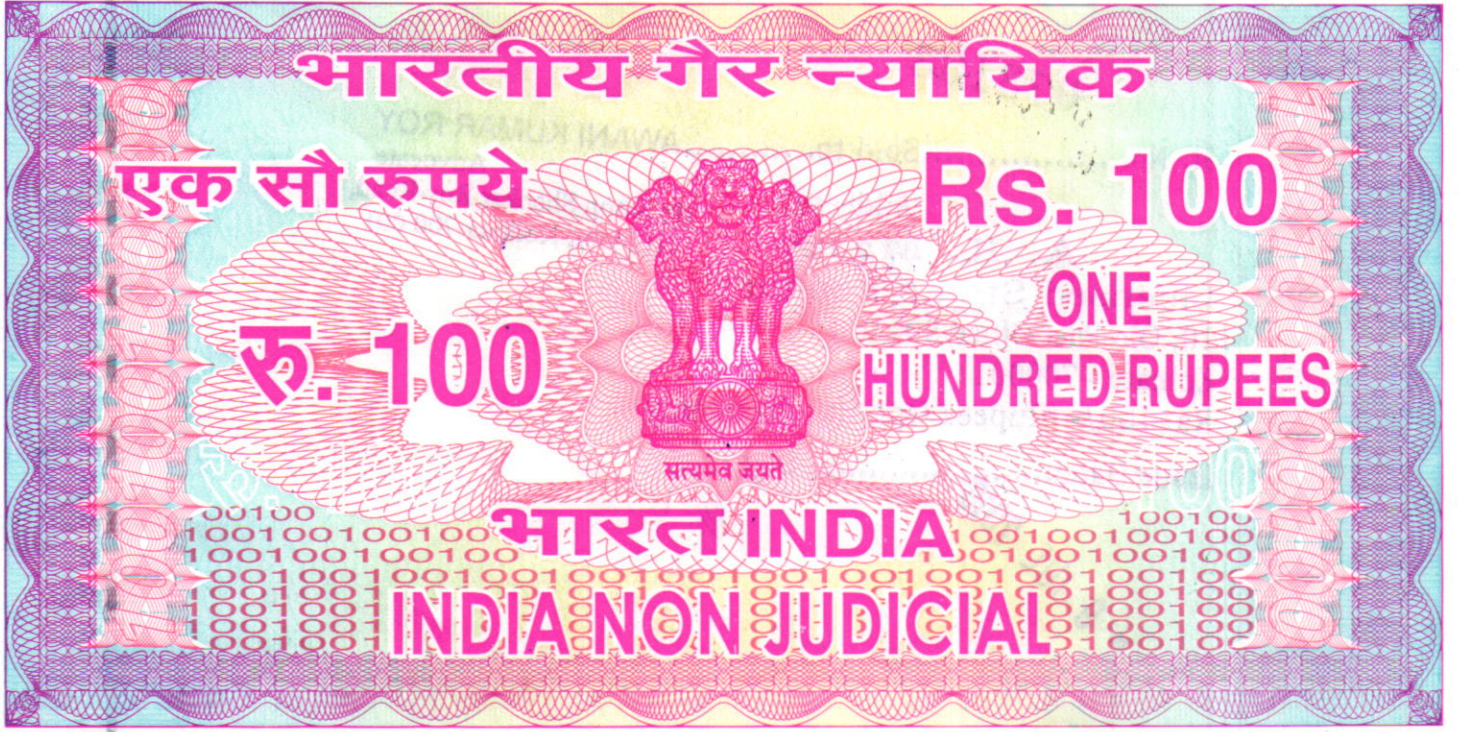


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 553382



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

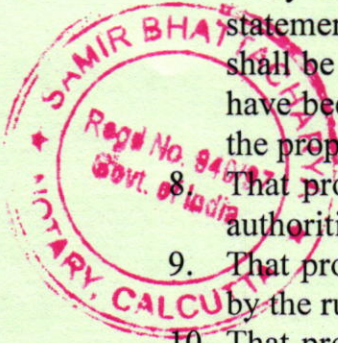
Affidavit cum Declaration of Mr. Mukesh Kumar Sharma duly authorized by the promoter of the proposed project vide their authorization dated 24.08.2018:

I, Mukesh Kumar Sharma Son of Mahesh Kumar Sharma aged 35 years R/o 5B, Judges Court Road, Kolkata - 700027 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Mukesh Kumar Sharma have 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 owner and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances promoter has taken Project Loan from Indiabulls Housing Finance Ltd. Amount 14,40,00,000/- (Rupees Fourteen crore forty lac only).
3. That the time period within which the project shall be completed by promoter is 9th day of October, 2023.

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 have / 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 Kolkata Heights (P) Ltd.
M. K. Sharma

Director

Deponent

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 26th day of October, 2018.

For Kolkata Heights (P) Ltd.
M. K. Sharma

Director

Deponent

Identified by me
Suzani- Biswas
Advocate

Solemnly Affirmed and
Declared before me U.S.L.-
CPC / U / \$297 (C) CRPC

Notary

Samir Bhattacharya
Notary, Govt. of India
Regd. No.-940/97
City Civil Court, Calcutta

29 OCT 2018