

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC

21AB 404922

AFFIDAVIT CUM DECLARATION

I, Pinaki Biswas, son of Late Nirmal Chandra Biswas, holding PAN AIJPB5707E, Aadhaar No.2616 3346 6370, by faith Hindu, by Occupation service, by nationality Indian, working for gain at DN 51, Merlin Infinite, 6<sup>th</sup> Floor, Suite No.610, Sector V, Salt Lake, Kolkata-700091, duly authorized by M/S. Soumita Projects Private Limited (Promoter) of the proposed project "KABYA Phase 1" at Reckjoani, Rajarhat, do hereby solemnly declare, undertake and state as under:

For SOUMITA PROJECTS PVT. LTD.

*Pinaki Biswas*

Authorized Signatory

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, G. Floor  
Bhikannagar, Kolkata  
West Bengal

30 NOV 2018



1. That I am the authorized signatory of M/S. Soumita Projects Private Limited having its registered office at Unit No.3A, P-35, Motijheel Avenue, Dum Dum, Kolkata-700074 and its communication office at DN-51, Suite no- 610, 6<sup>th</sup> 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 Muktinath Roy Choudhury and 8 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 owner and promoter for development of the real estate project is enclosed herewith.
3. That there is a pending litigation in the said land being Case Nos. T.S. 650 of 2015, T.S. 1205 of 2015 and T.S. 579 of 2016. There is no injunction in the said land at present. There is no statutory prevention for construction from any competent authority.
4. That the time period within which the project shall be completed by the M/S. Soumita Projects Private Limited (Promoter) is December 2019.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

*m*

**B. N. SAHA**  
**NOTARY**  
Bikash Bhavan  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

30 NOV 2018

For SOUMITA PROJECTS PVT. LTD.  
*Pinaki Das*  
Authorized Signatory



been utilized 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 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.

For SOUMITA PROJECTS PVT. LTD.

Authorised Signatory

Identified by Me

(Pinaki Biswas)


Deponent

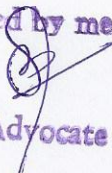
Advocate

Verification

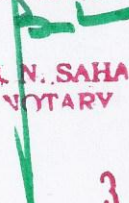
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 31<sup>st</sup> day of August 2018.

  
**B. N. SAHA**  
**NOTARY**  
Bikash Biswas  
North Block, Or. Floor  
Oldmanager, Kolkata  
West Bengal

Identified by me  
  
Advocate

Solemnly Affirmed  
&  
Declared Before me  
a Identification of Advocate

  
**B. N. SAHA**  
**NOTARY**

For SOUMITA PROJECTS PVT. LTD.

Authorised Signatory

(Pinaki Biswas)

Deponent

30 NOV 2018