

पश्चिम बंगाल WEST BENGAL

21AB 404680

BEFORE THE NOTARY PUBLIC



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, 6th 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 2" at Reckjoani, Rajarhat, do hereby solemnly declare, undertake and state as under:

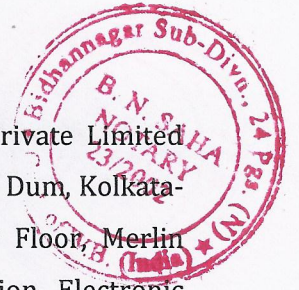
For SOUMITA PROJECTS PVT. LTD.

Pinaki Biswas

Authorised Signatory

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

25 SEP 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, 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 Asit Kumar Paul and 13 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 the said land is free from all encumbrances.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

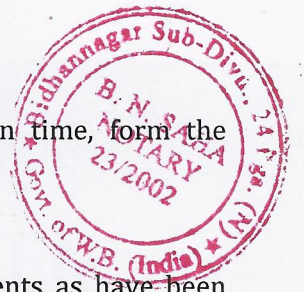
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West Bengal

For SOUMITA PROJECTS PVT. LTD.

25 SEP 2018

Pinaki Roy

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.

For SOUMITA PROJECTS PVT. LTD.

Pinaki Biswas

Authorised Signatory

Identified by Me

(Pinaki Biswas)

Deponent

S. Ghosh
Advocate Adv.

Sarbojit Ghosh.
Advocate.
High Court, Kolkata

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 31st day of August 2018.

For SOUMITA PROJECTS PVT. LTD.

Pinaki Biswas

Authorised Signatory

(Pinaki Biswas)

Deponent

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

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

25 SEP 2018