

पश्चिम बंगाल WEST BENGAL

21AB 404681

**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, 6<sup>th</sup> Floor, Suite No.610, Sector V, Salt Lake, Kolkata-700091, duly authorized by M/S. Well Homes Projects Private Limited (Promoter) of the proposed project "BOU THAKURANIR HAAT" at Reckjoani, Rajarhat, do hereby solemnly declare, undertake and state as under:

WELLHOMES PROJECTS PVT. LTD.

*Anirban*

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. 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, 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 Asit Kumar Paul and 12 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. Well Homes 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.

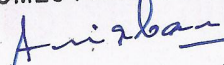
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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.

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

25 SEP 2018

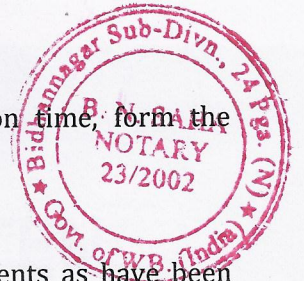
WELLHOMES PROJECTS PVT. LTD.

  
Anirban  
Authorised 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

*S. Ghosh*  
Advocate Adv.  
Sarbojit Ghosh.  
Adv.  
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 31<sup>st</sup> day of August 2018.

WELLHOMES PROJECTS PVT. LTD.

*Anirban*

Authorised Signatory

(Anirban Ghosh)

Deponent

Solemnly Affirmed  
&  
Declared Before me  
Identification of Advocate

B. N. SAHA  
NOTARY

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

25 SEP 2018