



पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC AT KOLKATA

27AB 675631

FORM 'A'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, SIGNED BY THE
DIRECTOR AS AUTHORIZED BY THE PROMOTER
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. PRAKASH JOSHI, duly authorized by the promoter of the proposed project SALARPURIA PROPERTIES PVT. LTD., a private limited company having its registered office at 7, Chittaranjan Avenue, 3rd floor, P.S. Bowbazar, Kolkata - 700 072, having PAN -AAGCS8492P, vide its authorization dated 30.08.2018:

I, PRAKASH JOSHI, authorized signatory of the promoter, of SALARPURIA PROPERTIES PVT. LTD, duly authorized by the promoter of the proposed project (THE AVENUE), do hereby solemnly declare, undertake and state as under:

1. That K.K. JAJODIA & SONS (HUF) represented by its Karta, Aditya Kumar Jajodia and ADITYA KUMAR JAJODIA, having their address at Shree Kunj, 3, Bhagwan Das Road, New Delhi - 110 001

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.

✓
IMAL KUMAR BANERJEE
NOTARY
C.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 007

2. That the said land is free from all encumbrances subject to the property (owners allocation) been kept as collateral with India Bulls Housing Finance Limited by the said owners.

3. That the time period within which the project shall be completed by the promoter is March, 2020.

31 AUG 2018

Prakash Joshi

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

Salarpuria Properties Pvt. Ltd.
[Signature]
 Deponent
 Authorised Signatory

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.

Salarpuria Properties Pvt. Ltd.
[Signature]
 Authorised Signatory
 Deponent

Identified by me

[Signature]
 Utpal Sen Chowdhury
 Advocate
 C.M.M. Court, Kol-1



SOLEMNLY AFFIRMED AND DECLARED
 BEFORE ME ON IDENTIFICATION

[Signature]
 B. K. BANERJEA
 NOTARY

RIMAL KUMAR BANERJEA
 NOTARY
 C.M.M.'s Court Campus
 2, Bankshall Street
 Kolkata-700 002

31 AUG 2018