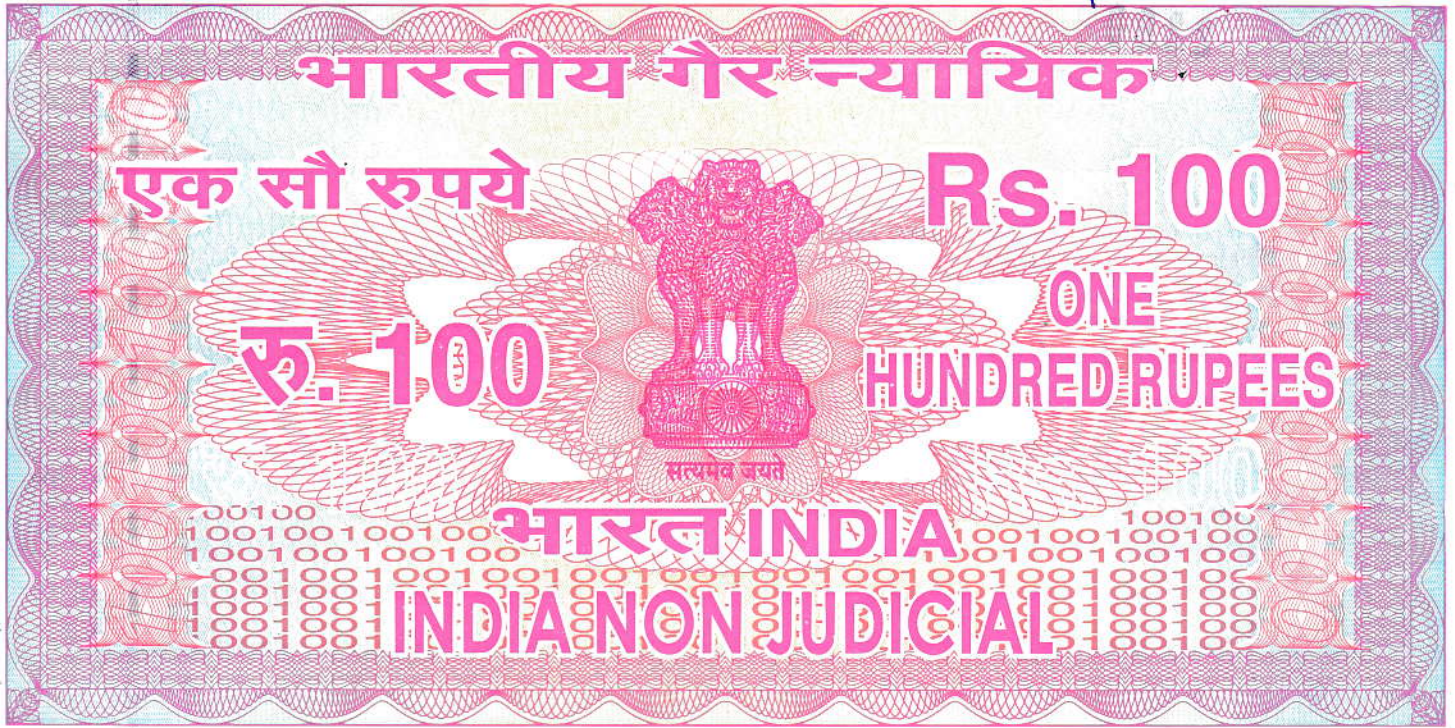


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 358191

**AFFIDAVIT CUM DECLARATION**



**Affidavit cum Declaration of Mr. Rajat Agarwal son of Mr. Vijay Agarwal duly authorized by the SADGATI PROPERTIES PRIVATE LIMITED promoter of project 43, Aurobindo Sarani being constructed at No. 43, Aurobindo Sarani, Kolkata the on going project vide its authorization dated 6<sup>th</sup> December 2016:**

I, Rajat Agarwal Son of Mr. Vijay Agarwal aged 31 yrs presently residing at Tirumani, FlatNo. 1902, 23A, Ashutosh Chowdhury Avenue, Kolkata 700019, duly authorized by the promoter Sadgati Properties Private Limited a company incorporated under companies act 1956 and having its Registered office at No. 11/1, Sunny Park, Jutika Apartment, 1<sup>st</sup> Floor, Kolkata 700019, Promoter of the project 43, Aurobindo Sarani being constructed at No. 43, Aurobindo Sarani, Kolkata do hereby solemnly declare, undertake and state as under:



1. That the promoter have a legal Right title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.

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3. That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> June, 2020 with an additional grace period of further 6 (six) months. (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



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

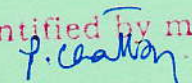
Verified by me at Kolkata on this 29<sup>th</sup> day of August 2018.

**SADGATI PROPERTIES PVT. LTD.**  
  
 Director / Authorized Signatory

Deponent

Signature Attested  
 on Identification

  
**S. C. GHOSH, Notary**  
 Alipore Police Court, Koi-27  
 Reg. No. 425/97, Govt. of India

Identified by me  
  
 Advocate

10 SEP 2018