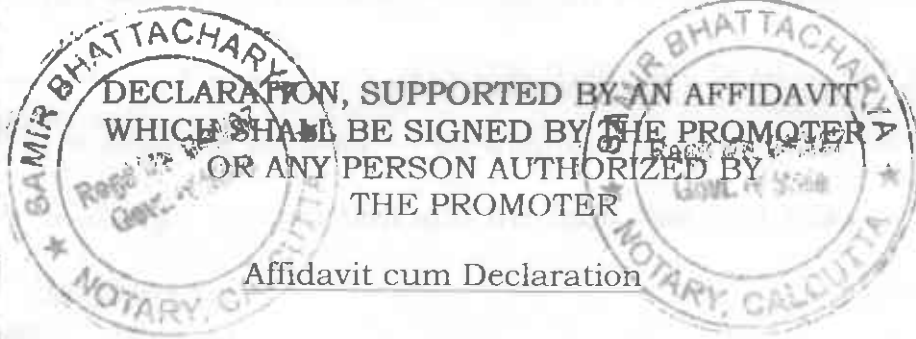


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DECLARATION, SUPPORTED BY AN AFFIDAVIT  
 WHICH SHALL BE SIGNED BY THE PROMOTER  
 OR ANY PERSON AUTHORIZED BY  
 THE PROMOTER

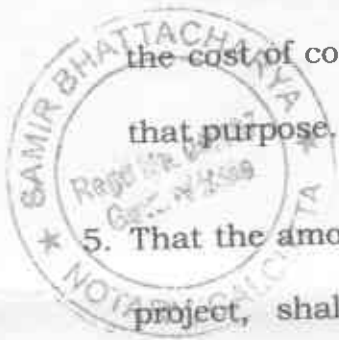
Affidavit cum Declaration

Affidavit cum Declaration of M/s Bajaj Realcon Pvt Ltd, promoter of the proposed project/duly authorized and represent by its Director, Mr. Ankush Jain, the promoter of the proposed project known as "Paavan Central" vide their Board of Resolution dated 04/07/2016.

I, Ankush Jain, duly authorized by M/s Bajaj Realcon Pvt Ltd, the promoter of the proposed project "Paavan Central" do hereby solemnly declare, undertake and state as under:

9 NOV 2019 9 NOV 2019

1. That M/s Bajaj Realcon Pvt Ltd have a legal title to the land on which the development of the project situated at 62 Rosemary Lane, Howrah- 711101 is proposed to be carried out and have 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st July, 2021.
4. That seventy per cent of the amount realized 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 schedule back 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 account duly certified and signed by such chartered account 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.

7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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 ground.



BAJAJ REALCON PVT. LTD.

Ankush Jain

Authorised Signatory / Director  
Deponent

### VERIFICATION

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

Verified by me at Kolkata, on this 19<sup>th</sup> day of November, 2019.

Identified by Me.

A. Gh.  
Advocate

19 NOV 2019

Solemnly Affirmed and  
Declared before me U/S Sec.  
CPC / U / S247 (C) CRPC

Notary

U. N. Y.

BAJAJ REALCON PVT. LTD.

Ankush Jain

Authorised Signatory / Director  
Deponent

Samir Bhattacharya

Notary, Govt. of India  
Regd. No.-940/97  
City Civil Court, Calcutta