

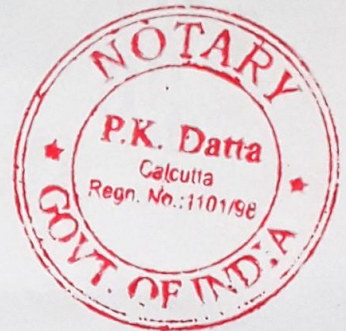
भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

44AB 812663



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Iftekhar Rehman Sheikh, duly authorized by the promoter of the proposed project, vide its authorization dated 28.08.2013.

I, Iftekhar Rehman Sheikh, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Owners have a legal title to the land on which the development of the proposed project is to be carried out

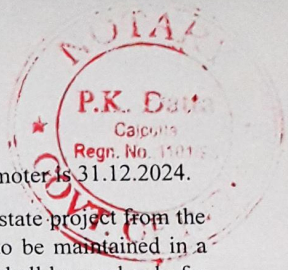
AND

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.

P. K. Datta
Notary
Regn. No. 1101/98
C.M.J.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

10 OCT 2013
P. K. Datta
Notary
Regn. No. 1101/98
C.M.J.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

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 31.12.2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 has furnished such other documents as have been prescribed 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.



P. K. Data
 Notary
 Regn. No. 1101/98
 C.P.M.S. Court
 2 & 3, Bransford Street
 Calcutta - 700001

10 OCT 2020

[Signature]

Deponent

Verification

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

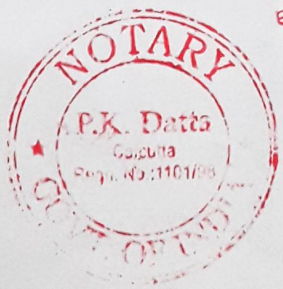
Verified by me at Kolkata on this day of 10/10/20

Signature identified by me
[Signature]

10 OCT 2020
 Calcutta - 700001
 2 & 3, Bransford Street
 C.P.M.S. Court
 Regn. No. 1101/98
 Notary
P. K. Data

[Signature]

Deponent



[Signature]
 P. K. DATA
 Notary