

### **AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Pradeep Kumar Sureka, Partner of Promoter, Concrete Developers LLP, having its registered office at 3/1 Dr. U. N. Brahmahcari Street, Kolkata 700017, duly authorised by the Promoter, Concrete Developers LLP vide Board Resolution dated 28<sup>th</sup> August 2018.

I, Pradeep Kumar Sureka, being the Authorised Partner of the Promoter, Concrete Developers LLP of the Phase II of the project Raghu Estates (Phase II Part B) do hereby solemnly declare, undertake and state as under:

1. Gyaniram & Sons Private Limited (Owner) 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.

2. That the said land is free from all encumbrances except as detailed in the 4<sup>th</sup> row attachment.
3. That the time period within which the project shall be completed by the Promoter is 30<sup>th</sup> April 2019.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Promoter, Elita Garden Vista Project Private Limited 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, Concrete Developers LLP shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter, Concrete Developers LLP has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter, Concrete Developers LLP 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.

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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      September 2018.

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Deponent