



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM "A"

Before the Notary Public at Kolkata

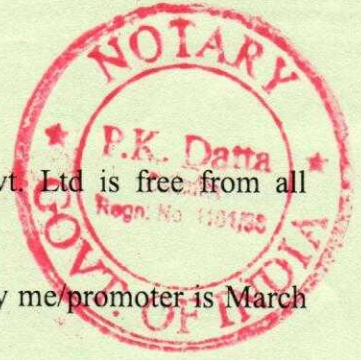
AFFIDAVIT CUM DECLARATION

I, Mr. Biswadeep Ganguly, son of Late Priya Brata Ganguly, aged about 54 years, by faith – Hindu, residing at 1/4, Raja Basanta Ray Road, Kolkata 700026, Director of Sunbright Developers Pvt. Ltd. promoter of the proposed project, vide its authorization date 25th June 2015, do hereby solemnly declare, undertake and state as under:

1. Sri. Subir Karmakar, Sri. Hiranmoy Karmakar, Sri. Samar Karmakar, Sri. Sanjay Karmakar, Sri Sona Karmakar, Sri. Ranju Karmakar, Smt. Anima Biswas (Karmakar) and Smt. Anita Chowdhury have/has a legal title to the land on which the development of the 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.: 1101/20
C.M.A.'s Chamber
2 & 3, Ballygunge Station
Calcutta - 700 001

27 NOV 2018.



2. That Sunbright Residency developed by Sunbright Developers Pvt. Ltd is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is March 2019.
4. That seventy per cent of the amount realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is certified by engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of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 account 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 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has 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 grounds.

For Sunbright Developers Pvt. Ltd

Biswadeep Choudhary

Director

Deponent

Verification

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

Verified by me at Kolkata on this 27th day of November, 2018

Identified by me
[Signature]
Advocate



[Signature]
Notarially Attested & Dated as per use on Identification of advocate

P. K. DATTA
Notary

For Sunbright Developers Pvt. Ltd

Biswadeep Choudhary

Director

Deponent

P. K. Datta
Notary
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