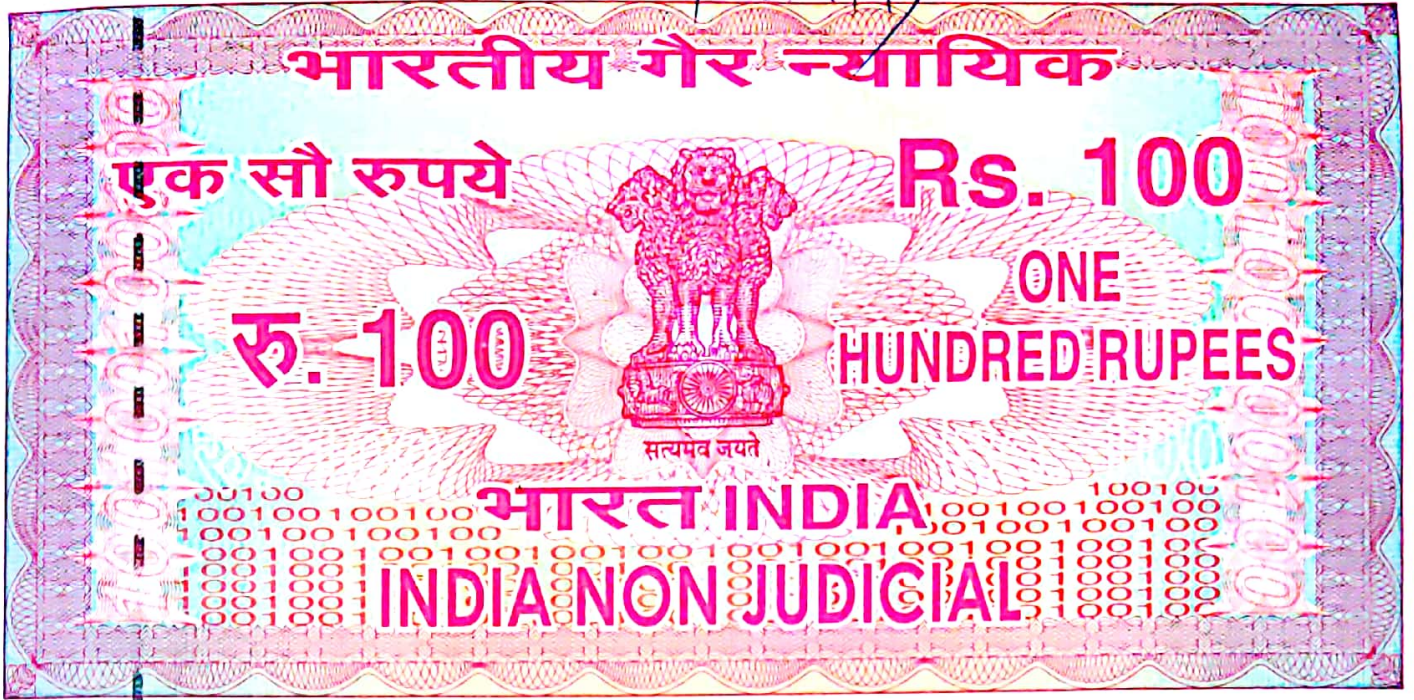


S/L No. 35/23/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 902320



BEFORE THE NOTARY
KOLKATA JUDGES COURT
KOLKATA, 700027

FORM-A
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Harshvardhan Saraf duly authorized by the promoter and Developer of the proposed project vide its authorization dated 5th September 2018:

I, Harshvardhan Saraf Son of Mr. Sanjay Saraf aged 33 years R/o 5, Kabir Road, Kolkata 700 026, duly authorized by the promoter and developer of the proposed project do hereby solemnly declare, undertake and state as under:

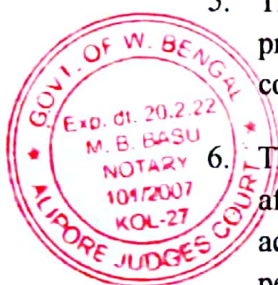
1. That Daffodil Projects Pvt Ltd, Lakshman Mondal, Hemanta Mondal, Prashanta Mondal and Gautam Mondal have a legal title to the land on which the development of the proposed project is to be carried out

And

23 SEP 2019

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 and developer is 31st December 2019.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



Solemnly declared and affirmed
Alipore Judges Court, KOL-27.
Identification at.....
under Notarial Act.

(M. B. Basu)
Notary Court of West Bengal
101/2007

23 SEP 2019

IDENTIFIED BY ME
Nareesh Chatterjee
Advocate
Alipore Police Court
WB/21/1974

Harshvardhan Saraf

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 23rd day of Sept, 2019.



Haushandhan Saraf

DEPONENT

23 SEP 2019