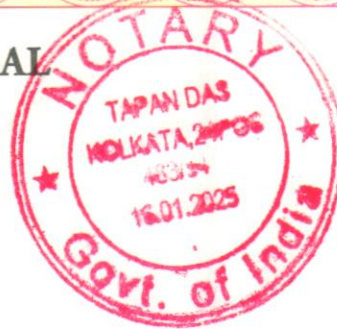




पश्चिम बंगाल WEST BENGAL

AE 276995



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Surendra Jain duly authorized by Befinitive Ventures promoter of the proposed project Samskara at 46/8, Ballygunge Place, Kolkata-700 019 vide his authorization dated 03.12.2020:

I, Surendra Jain, son of Late Tolaram Jain, aged about 60 years, by faith Hindu, working for gain at 18, R. N. Mukherjee Road, Kolkata-700 001, Post Office R. N. Mukherjee Road, Police Station Hare Street duly authorised by

Surendra

27 MAR 2021

190154

Sl. No.
Name : S. R. DAS, Advocate
Address : Alipur Police Court, Kol - 27

Rs.
Kolkata Coll.
11, Netaji Subhas Rd., Anant K. Saha
Kolkata Licensed Stamp
Date Vendor.

28 JAN 2011



FOR
(20/11/11)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Surendra Jain duly authorized by
Bestin it Ventures promoter of the proposed project Samakara at
46/8, Bhyranga Place, Kolkata-700. In view of his authorization
dated _____

I, Surendra Jain, son of Late Totaram Jain, aged about 60 years, by faith
Hindu, residing at 46/8, Bhyranga Place, Road, Kolkata-700 001, Post
Office No. Mukherjee Road, Kolkata-700 001, do hereby declare that the above
mentioned property is the property of the said Bestin it Ventures

28 JAN 2011



the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of the title of such land along with and 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 30.06.2022.
4. That seventy per cent 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 a scheduled bank to cover the cost of construction and the land cost 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

Sida

27 MAR 2021



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 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.

For **DEFINITIVE VENTURES**

[Signature]

Proprietor

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 27 day of March, 2021.

For **DEFINITIVE VENTURES**

[Signature]

Proprietor

Deponent



Identified by *[Signature]*

Advocate
Sampa Paul
M.M. Court Kolk.

Solemnly affirm and
Declare before me on
Identification of Ld. Advocate

TAPAN DAS
Notary Govt. of Indir
Kolkata & 24 Pargana

27 MAR 2021

27 MAR 2021