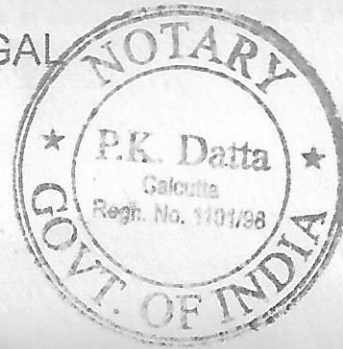




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AB 392169



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Saurav Bafna** son of Late Sohan Lal Bafna, residing at P-57 CIT Scheme VIM, Kankurgachi, Kolkata – 700054 Developer of the proposed project as a Designated partner of **Oswal Towers LLP** duly authorized vide its/his/their authorization dated 18th June 2015;

I, **Mr. Saurav Bafna** Developer of the proposed project/ duly authorized by the Partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the proposed

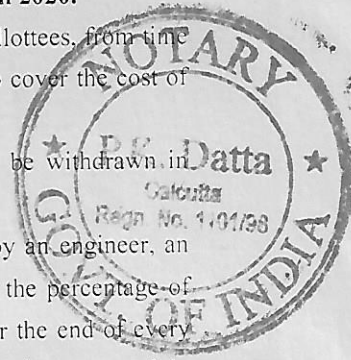
AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the partners for development of the real estate project is enclosed herewith.

P. K. Datta
Regn. No. 1101/98
C.M.V. & Co.
1 & 3, Bankshall Street
Calcutta - 700 001

11 SEP 2015

2. That details of encumbrances from **Tata Capital Housing Finance Limited** including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/ promoter is **April 2020**.
4. That seventy per cent of the amounts realised by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separated account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
6. That the amounts from the separated account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building, as the case may be, on any grounds.



QSWAL TOWERS LLP

S. B. Datta

Authorized Designated partner
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 _____ on this _____ day of _____

Identified by me

Utpal Sen Chowdhury

Utpal Sen Chowdhury
Advocate
C.M.M. Court, Kol-1

Solemnly Affirmed &
Declared before me
Identification by advocates

P. K. DATTA
Notary

QSWAL TOWERS LLP

S. B. Datta

Authorized Designated partner
Deponent

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

11 SEP 2019