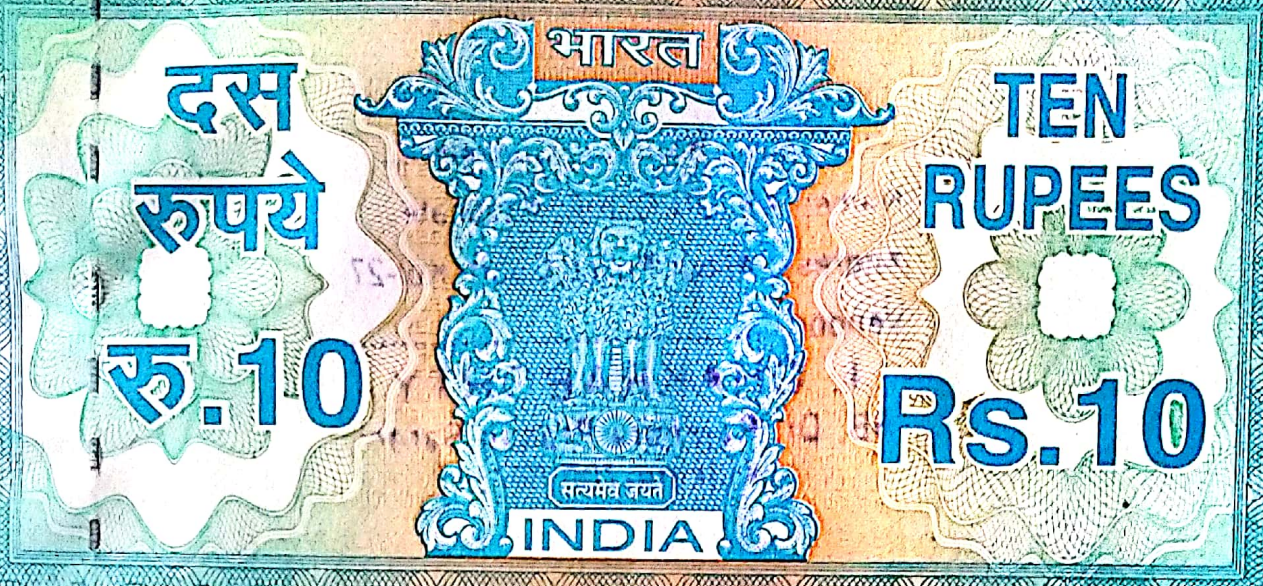


11/9/20

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

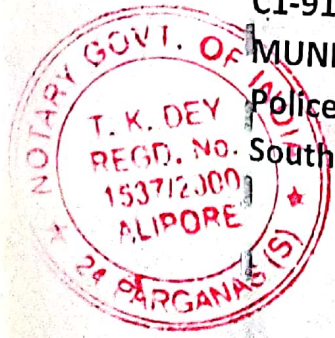


45AB 678101

Before the Notary Public, at Alipore, Kolkata

AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/S "SHIBALI CONSTRUCTION" (hereinafter referred to as Partnership firm), a Partnership firm, Promoter of the ongoing Project namely "MANGAL CHANDI COMPLEX" lying and situated at Mouza-Rampur, J.L. No. -10, R.S Dag No-351,354, L.R. Khatian No.- 262,841,842,1033, R.S Khatian No-8,206,147, Touzi No-9,411, L.R. Dag No.- 474 ,477, Holding no - C1-91/88/1,2,3,4,5 within the local ambit of MAHESHTALA MUNICIPALITY, under Ward No-11, Post Office -Gobindapur(M) , Police Station -Maheshtala, Pin Code - 700 141 in the District of South 24 Parganas, West Bengal, INDIA.



14 AUG 2020

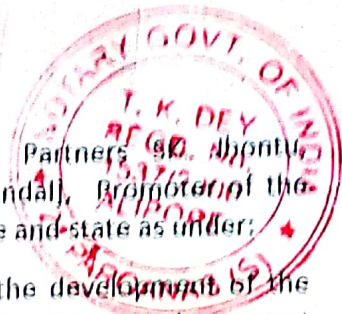
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01099108

28 FEB 2020

.....RS.....Date.....
Name:- ARJUN GOPE, Advocate
Address:- Alipur Police Court, Kol-27
Vendor:-.....
I. CHAKRABORTY
6B, Dr. Rajendra Prasad Saha
Kolkata-700 001

M/S SHIBALI CONSTRUCTION [represented by its Partners Sudarshan Mondal, Binod Kumar Balmiki, Sonatan Mondal], Promoters of the on-going project, do hereby solemnly declare, undertake and state as under:

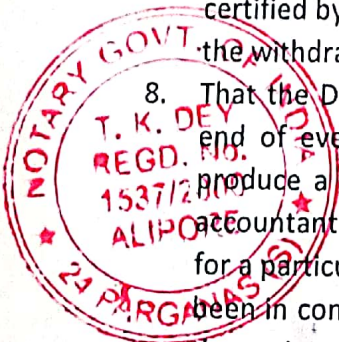


2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by the virtue of a Joint Development Agreement with Sri Manmatha Sardar S/o Kinuram Sardar, Smt. Kalpana Sardar W/o Sri Manmatha Sardar, Sri. Biju Sardar S/o Sri Manmatha Sardar & Sri Raju Sardar S/o Sri Manmatha Sardar

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owner and the Developer for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Developer within the date of 31st OCTOBER of 2023.
5. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (per proforma agreement for sale), 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.
6. 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.
7. 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.
8. That the Developer 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
9. That the Developer shall take all the pending approvals on time, from the competent authorities.
10. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Developer shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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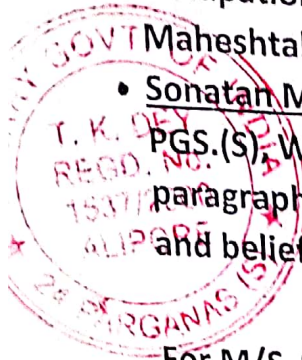


We, SK. Jhontu S/o SK. Fazal, by Nationality Indian, by Occupation Business, residing at H1/8, S.M.Nagar Govt.Housing Estate, PH-1, Maheshtala(M), 24 pgs.(S), Sarkarpool, W.B, Kolkata-700 143,

• Sudarshan Mondal, S/o Sufal Mondal, by Nationality Indian, by Occupation Business, residing at Sampa Mirza Nagar, Purba Para, Maheshtala(M), 24 PGS(S), W.B, Kolkata-700 143,

• Binod Kumar Balmiki, S/o Rajpal Balmiki, by Nationality Indian, by Occupation Business, residing at Sampa Mirza Nagar, Baidya Para Maheshtala(M), 24 PGS.(S), Sarkarpool, W.B, Kolkata-700 143,

• Sonatan Mondal, S/o Radhanath Mondal residing at Maheshtala(M), 24 PGS.(S), W.B, Kolkata-700 143, solemnly affirm that the facts stated in paragraphs 1 to 10 are true and correct to the best of our knowledge and belief and no material fact has been concealed.



For M/S SHIBALI CONSTRUCTION

Binod Kumar Balmiki
Partner

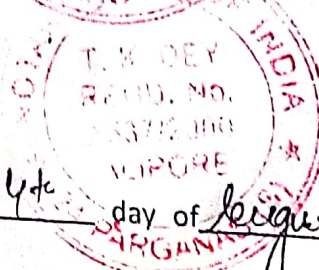
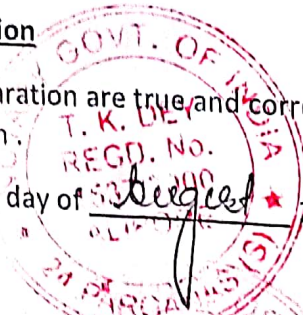


Verification

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 14th day of August 2020.

Binod Kumar Balmiki
Partner



Solemnly affirmed before me on this 14th day of August 2020 at Kolkata.

IDENTIFIED BY ME

Avishek Guha
Advoca

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manza Road,
P. Narayan, Kolkata - 700007

Solemnly Affirmed & Declared before me on Identification

T. K. DEY, Notary
Alipore Judge/Police Court, Cal-27
Regd. No.-1537/2000 Govt. of India

(NOTARY)

14 AUG 2020

14 AUG 2020