

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Vishal Khetawat duly authorized by the promoter of the proposed project, vide its authorization dated 16<sup>th</sup> February, 2015 do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed 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.
2. Excepting a case being Title Suit No. 427 of 2018 filed in the Learned Court of 1<sup>st</sup> Civil Judge (Sr. Division) at Barasat for declaration and injunction against Rameswara Infra Space LLP and that the entire property been mortgaged by way of equitable mortgage with ICICI Bank there are no encumbrances upon the said Land or the Project:
3. That the time period within which the project shall be completed by us is 31<sup>st</sup> December, 2022 with a grace period of six months.

RAMESWARA INFRA SPACE LLP

✓ Vishal Khetawat

Partner

09 OCT 2018

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.M's. Court  
2 & 3 Bankshali Street  
Kolkata-700 001

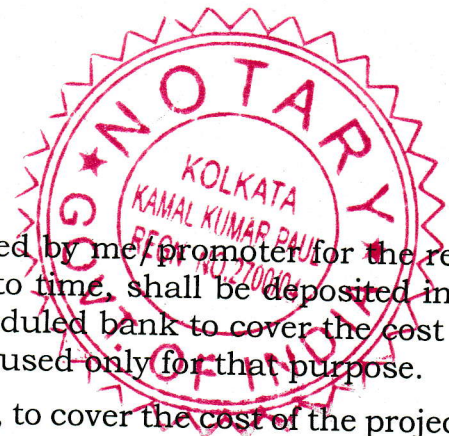
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30 AUG 2018

Sl. No.....Date.....  
Name.....  
Add.....  
AMT..... 10/-

R. L. GAGGAR  
SOLICITOR & ADVOCATES  
3rd. FLOOR, TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET,  
KOLKATA - 700 001

  
SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

**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 on this 8<sup>th</sup> day of October, 2018.

✓ *KAMESWARA INFRA SPACE LLP*  
*Kameswara*  
Deponent Partner

Solemnly Affirmed & Declared Before  
me on Identification of Ld. Advocate

*K.K.Paul*  
KAMAL KUMAR PAUL, NOTARY  
Govt. of India, Regd. No. 2700/04

✓  
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
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Kolkata-700 06.

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