



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



672922

FORM "A"

AFFIDAVIT CUM DECLARATION

Project - "SHEO" at premises No.84, Ballygunge Place,
Kolkata-700 019 PS Gariahat.

Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri
Vivek Ruia, aged about 24 years, and working for gain at
21/2, Ballygunge Place, director of Swastic Heights Pvt.
Ltd. (herein after referred to as a Promoter) promoter of
the proposed project duly authorised vide its resolution
dated 28/08/2020.



For Swastic Heights Pvt. Ltd.

[Signature]
Director

04 NOV 2020

04 NOV 2020



I, Satwic Vivek Ruia, the director of Swastic Heights Pvt. Ltd. being the Promoter of the proposed project do hereby solemnly declare, undertake state as under :

1. That the Owners have a legal title to the land on which the development of the proposed project at 84, Ballygunge Place, Kolkata 700 019 P S Gariahat has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 30th June 2025.
4. That seventy per cent of the amount 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.



For Swastic Heights Pvt. Ltd.

Director

04 NOV 2020

5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. That the Promoter shall get the accounts audited within six month 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 approval on time, from the competent authorities.



For Swastik Heights Pvt. Ltd.

A handwritten signature in blue ink, appearing to be "S. C. Ghosh".

Director

04 NOV 2020



9. That Promoter has furnished such other documents as have been prescribed 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 Swastic Heights Pvt. Ltd.
[Signature]
Director
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 04th November, 2020



For Swastic Heights Pvt. Ltd.
[Signature]
Director
Deponent

Solemnly Affirmed & Declared
Before me on verification

[Signature]
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me
[Signature]
Advocate

04 NOV 2020