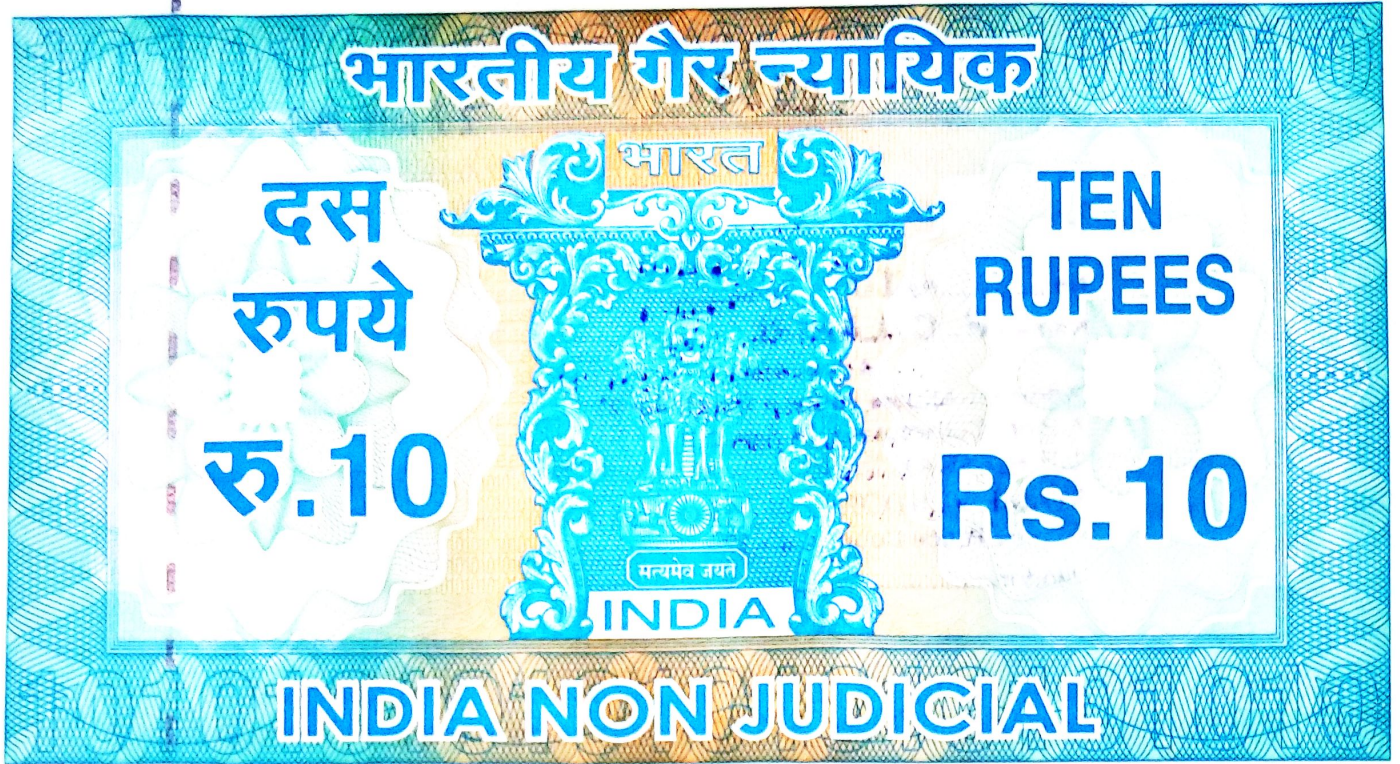


SL. NO.....22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
BEFORE THE NOTARY PUBLIC, KOLKATA
FORM 'A'
[See rule 3(2)]

48AB 621376



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Shibsankar Sarkar son of Late Sushil Kumar Sarkar age about 55 Years, previously residing at 6B Rajani Bhattacharjee Lane, P.S. Tollygunge, P.O. Kalighat, Kolkata-700026 and presently residing at 68B/46/1B Raja S.C. Mallick Road, Kolkata-700092, proprietor of the promoter (Pragati Enterprise) for the proposed project "Geetobitan" situated at Premises No.383 Chak Garia, Srinagar Main Road, P.S. Purba Jadavpur, Kolkata-700094, duly authorized dated 21/01/2021;

I, Sri Shibsankar Sarkar, proprietor of the promoter (Pragati Enterprise) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. I, Sri Shibsankar Sarkar, proprietor of the promoter (Pragati Enterprise) have a legal title to the land on which development of the project is proposed is to be carried out in the name and style of Shibsankar Sarkar proprietor of Pragati Enterprise having its registered office at 6B Rajani Bhattacharjee Lane, P.S. Tollygunge, P.O. Kalighat, Kolkata-700026.

PRAGATI ENTERPRISE

Shib Sarkar - Sarkar

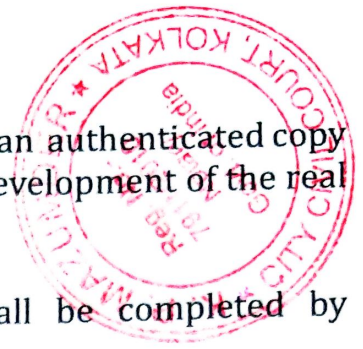
Proprietor

21 JAN 2021

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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2024.
4. That seventy percent 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 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 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
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the projec
8. That, I / promoter shall take all the pending approvals on time from the competent authorities
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / 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.



PRAGATI ENTERPRISE
Shib Sanjib
Proprietor

Deponent

Verification

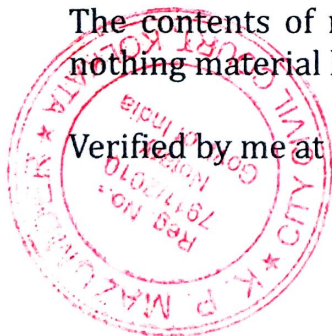
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 21st day of January, 2021

PRAGATI ENTERPRISE

Shib Sanjib
Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Kolkata
Reg. No. 7911/2010 Govt. of India

21 JAN 2021

IDENTIFIED BY ME

S. Das
ADVOCATE