



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 375205



Before the Notary Public
Govt of India



BEFORE THE NOTARY PUBLIC AT SEALDAH

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SHRI GOPAL GHOSH** duly authorised by the **LIBERTY REAL ESTATE PVT. LTD.** of the proposed project vide its authorization dated 29/07/2019

I **SHRI GOPAL GHOSH** son of Late Kartick Chandra Ghosh age 62 years residing at Bangla Hayatpur, Post Office: Batanagar, Police Station : Maheshtala, Kolkata-700140 duly authorized by the **LIBERTY REAL ESTATE PVT. LTD.** of the proposed project do hereby solemnly declare, undertake and state as under:

29 JUL 2019

12723 DATE

27 JUL 2019

Avi T.

100



Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

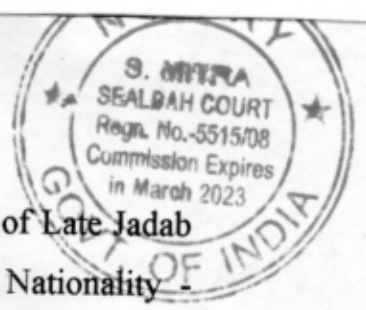


BEFORE THE NOTARY

APPEARING PERSON

Shri Gopal Ghosh, son of Late Kamal Chandra Ghosh, aged 77 years residing at ...
Kolkata-4, West Bengal, India, has been authorized by the ...
LIBERTY REAL ESTATE PVT. LTD. of the proposed project vide its ...
dated 25-07-2019.

(2)



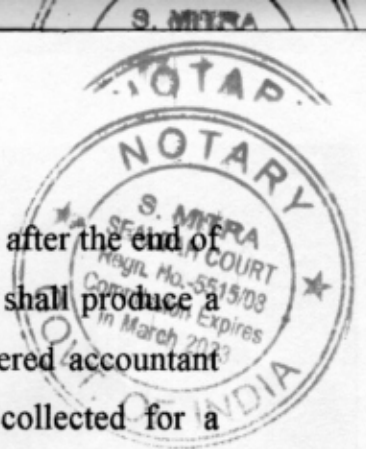
1. That **SRI UTTAM KUMAR KUNDU (PAN: AFYPKI78IM)**, son of Late Jadab Chandra Kundu, by faith -Hindu, by Occupation : Business, by Nationality - Indian, residing at 13 /8D, Ariff Road, Post Office and Police Station : Ultadanga, Kolkata-700067, **(2) SRI SAMIRAN KUNDU, (PAN: BEWPKI160G)**, son of Shri Uttam Kumar Kundu, by faith -Hindu, by Occupation : Business, by Nationality -Indian, residing at Block-AE, Plot No. 124, Post Office: Bidhannagar, Police Station : Bidhannagar (North), Kolkata-700064, **(3) SRI GOPAL GHOSH (PAN: ADYPG63I2N)**, son of Late Kartick Chandra Ghosh, by faith -Hindu, by Occupation : Business, by Nationality - Indian, **(4) MRS. PRIYANKA GHOSH, (PAN: AROPG5007G)**, wife of Shri Mrinal Kanti Ghosh and daughter of Sri Gopal Ghosh by faith -Hindu, by Occupation : Business, by Nationality -Indian, both Nos. 3 and 4 are residing at Bangla Hayatpur, Post Office: Batanagar, Police Station : Maheshtala, Kolkata-700140 have a legal title to the land on which the development of the project is proposed.

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 promoter is 31/12/2022.
4. That seventy percent 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.
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 only 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.

29 JUL 2019

(3)



7. That 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.

Gopal Chohan
.....

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 *29th* day of *July* 2019.

Gopal Chohan
.....

DEPONENT

Solemnly Affirmed &
Declared Before me
on Identification by

[Signature]
SARBANI MITRA
NOTARY
Regd. No.-5515/08

Identified by me
Shyamal Chatterjee
Advocate

29 JUL 2019