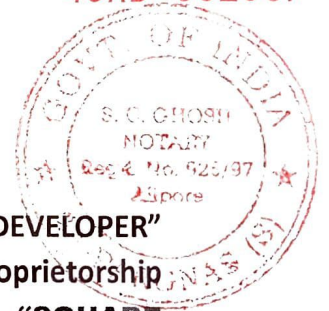


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 802007



AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/S "E SQUARE DEVELOPER" (hereinafter referred to as Proprietorship firm), a Proprietorship firm, Promoter of the ongoing Project namely "SQUARE ENCLAVE" lying and situated at Mouza- BEHALA, J.L. No.-102, R.S.DAG No.- 1650/1903, KHATIAN NO- 10101, Pargana-Balia at Premises no 1168, Mahendra Banerjee Road within the local ambit of Kolkata Municipal Corporation, under Ward No-129, Borough- XIV, Post Office – Parnashree Pally, Police Station – Parnashree, Pin Code – 700 060 in the District of Kolkata, West Bengal, INDIA.



...2

E SQUARE DEVELOPER

Anjandina
Proprietor

15 MAR 2021

21176

18 DEC 2020

No.....Rs10/-Date.....

Name : MONOJ MALLICK, Advocate

Address: Alipur Police Court, Kol-27

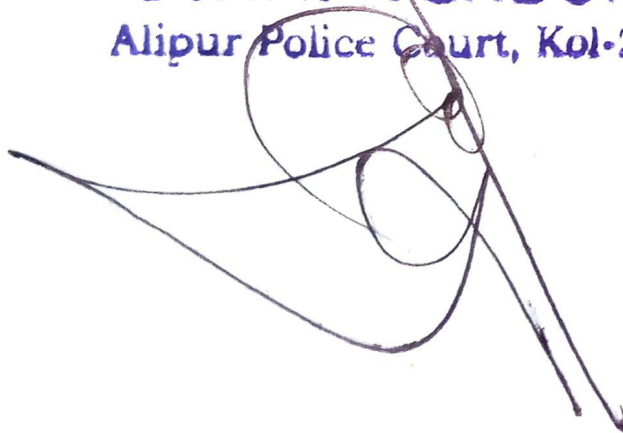
Vendor :

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

A large, stylized handwritten signature in black ink, written over the printed name and address of the stamp vendor. The signature is highly cursive and loops around the text.

M/S E SQUARE DEVELOPER [represented by its Proprietor Sri Anjan Dutta], proprietor of the on-going project, do hereby solemnly declare, undertake and state as under:

1. 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. Shyamal Krishna Maulik S/O Late Subodh Krishna Maulik ,& Sri Kamal Krishna Maulik S/O Late Subodh Krishna Maulik, & Sri Subal Krishna Maulik S/O Late Subodh Krishna Maulik..

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.

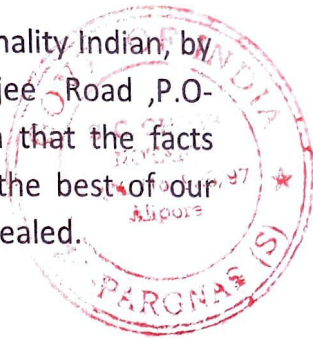
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Developer within the date of 31th DECEMBER of 2024
4. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (per proforma 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.
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 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.
8. That the Developer shall take all the pending approvals on time, from the competent authorities.
9. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

E SQUARE DEVELOPER

Anjan Dutta
Proprietor

15 MAR 2021

I, Sri Anjan Dutta s/o Late Ashim Kumar Dutta ,by Nationality Indian ,by Occupation Business, residing at 2/2 Siddinath Chatterjee Road ,P.O-Behala,P.S-Parnashree,kolkata-700 034, 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 E SQUARE DEVELOPER

E SQUARE DEVELOPER

Anjan Dutta
Proprietor

PROPRIETOR

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 15th day of March 2020

E SQUARE DEVELOPER

Anjan Dutta
Proprietor

PROPRIETOR

Solemnly affirmed before me on this 15th day of March 2020 at Kolkata.

(NOTARY)



Solemnly Affirmed & Declared
Before me on Identification

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

Identified by me
[Signature]
Advocate

15 MAR 2020