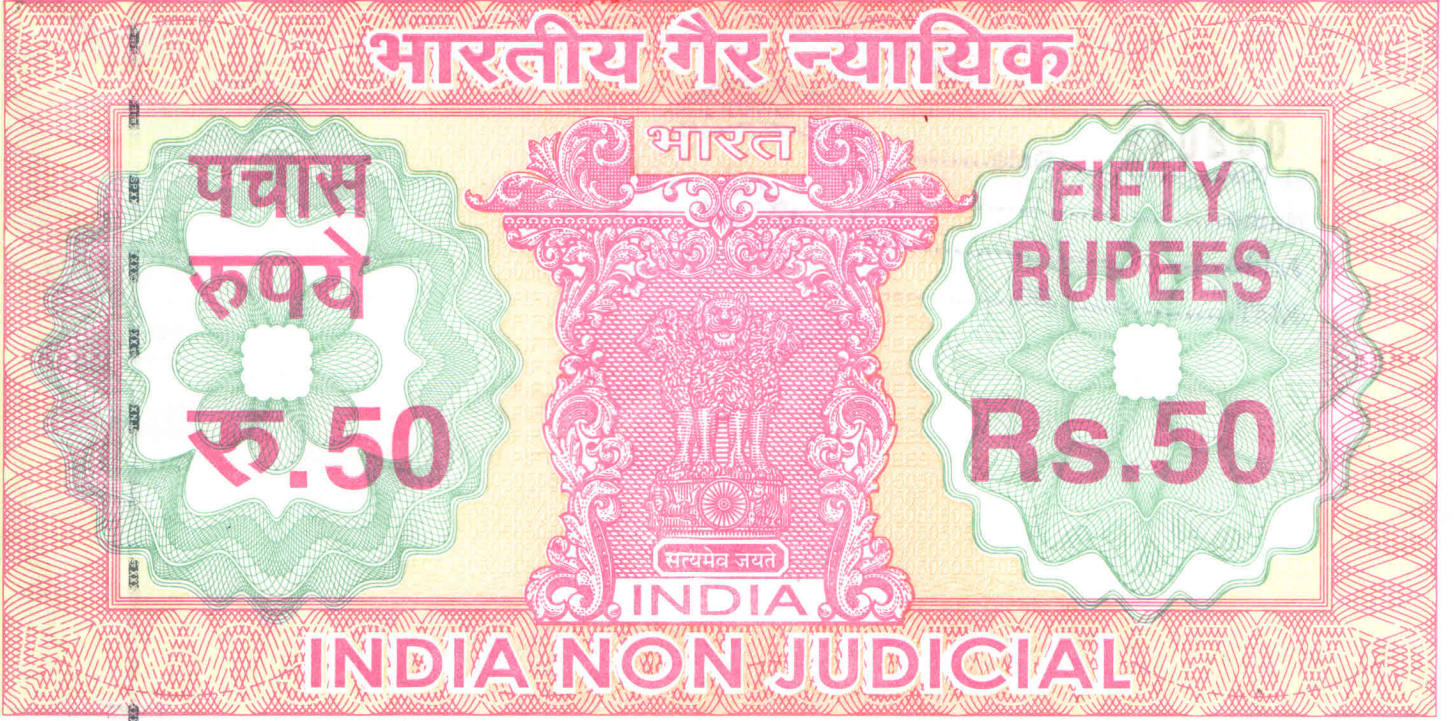


Sl. NO. 2161



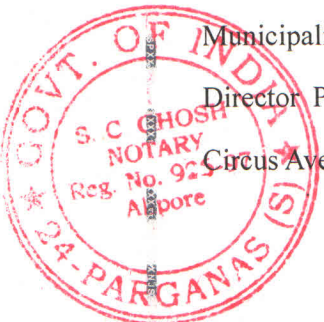
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 974784

FORM "A"  
[See Rule 3(2)]



Affidavit cum Declaration of Messieurs **Wonderland Distributors Private Limited**, a company incorporated under Companies Act, 1956 and further as per Companies Act 2013, having its registered office at 10/4B, Elgin Road 1<sup>st</sup> Floor, Kolkata 700020, Police Station Bhowanipore, District Kolkata, West Bengal: the promoter (**Said Promoter**) of the project name **Arihant Ultima** at 22/1A, Chakrabere Road (South), Ward 70, Borough VIII, Kolkata 700025, within Kolkata Municipality, Police Station Bhowanipore, District Kolkata (**Said Project**), being represented by its Director Pradip Kumar Jain son of Hira Lal Jain residing at 40/10 Ballygunge Circular Road, Circus Avenue, Kolkata 700019.



*Pradip Kumar Jain*

10 MAR 2021



I, Pradip Kumar Jain Director of M/s Wonderland Distributors Private Limited, promoter of the proposed project do hereby solemnly declare, undertake and state as under:



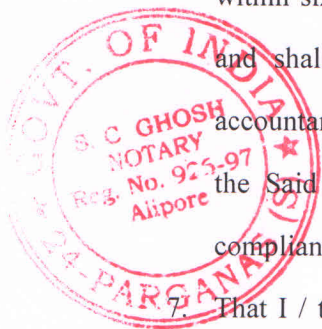
1. ~~That I/promoter have/has a legal title to the land on which the development of the project is proposed~~ OR

1. That (i) Arijit Mitra (ii) Ananjan Mitter and (iii) Nilanjan Mitter are the owner of the land having a legal title on which the proposed project namely Arihant Ultima to be carried out

AND

A legally valid authenticated copy of the agreement between such owner and promoter for development of real estate project is enclosed herewith.

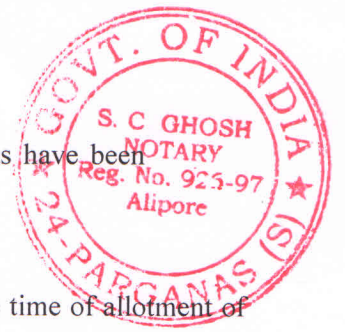
2. That the Said Land is free from all encumbrances.
3. That the time period within which the Said Project shall be completed by me/promoter is 31st day of March, 2026 for the Said Project.
4. That 70% (Seventy) percent of the amounts realized by me/promoter for the real estate project from all allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the 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 Said project, shall be withdrawn in proportion to the percentage of completion of the Said 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 of the Said project have been utilized for the Said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Said project
7. That I / the Said promoter shall take all the pending approvals on time, from the competent authorities



*Pradip Kumar Jain*

10 MAR 2021

8. That I/ the Said promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I /the Said 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 there from.

Verified by me at Kolkata on this 10<sup>th</sup> day of March, 2021

*Pradip Kumar Jain*

Deponent

Identified by me

*[Signature]*  
Advocate



Signature Attested  
on Identification

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

10 MAR 2021