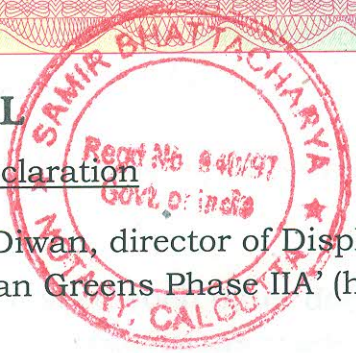


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पश्चिम बंगाल WEST BENGAL

AB 755859

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vikash Diwan, director of Display Vinimay Private Limited and promoter of the 'Urban Greens Phase IIA' (here-in-after called as proposed project);

I, Mr. Vikash Diwan son of Murari Lal Diwan, resident of 92/1, 2nd floor, Alipore Road, Chetla, Alipore, Kolkata-700027, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to develop the land on which the development of the project is proposed 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 'Urban Greens Phase IIA' shall be completed by me/promoter is in the year 31.12.2023.
4. That seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I / the 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 project.

7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I / the 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.



Deponent
(Mr. Vikash Diwan)

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 19th day of March 2019.



Deponent
(Mr. Vikash Diwan)

Identified by me
SK Dalta
Advocate

19 MAR 2019

Samir Bhattacharya
Notary, Govt. of India
Regd. No.-940/97
City Civil Court, Calcutta

Solemnly Affirmed and
Declared before me U/S 133
CPC / U / S297 (C) CRPC

Notary

19/3/19