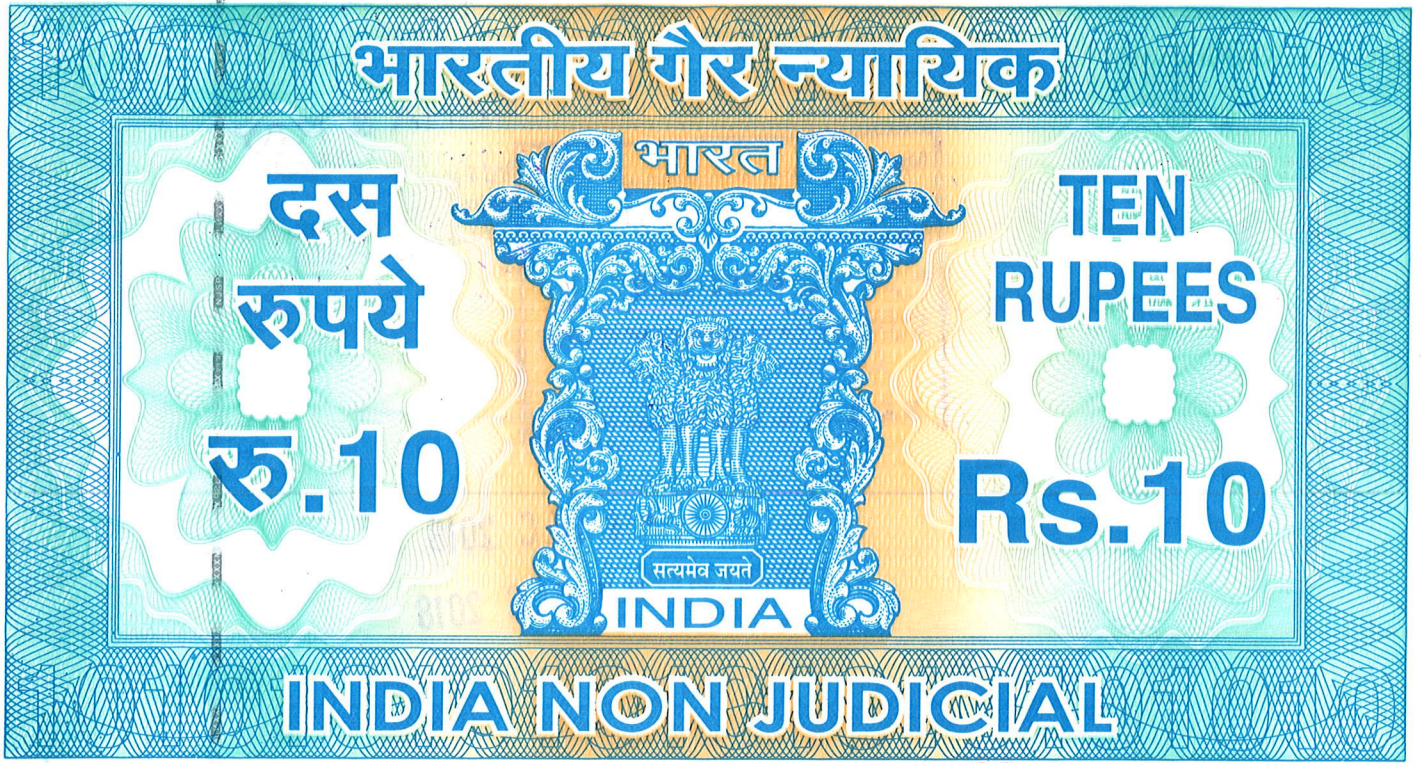


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पश्चिम बंगाल WEST BENGAL



Affidavit cum Declaration

Affidavit cum Declaration of M/s Arizuma Projects LLP promoter of the proposed project duly having necessary developments rights granted by the land owners of the proposed project by virtue of Development Agreement dated 16th July 2020, and represented by its Partner Rajat Pasari, son of Raj Gopal Pasari, working for gain at 4 Azimganj House, 1st floor, 7 Camac Street, Kolkata 700017.P.S. Shakespeare Sarani, P.O. Circus Avenue.

We, **Arizuma Projects LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

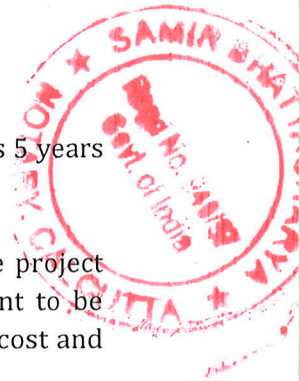
1. That Aqualina Properties LLP and 57 others (land owners) have legal title to the land on which the development of the project is proposed

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 proposed project has not been mortgaged with any bank or financial institutions.

3. That the time period within which the project shall be completed by promoter is 5 years ie within 31.10.2025.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



For ARIZUMA PROJECTS LLP
Aravind Aravind
 Designated Partner
 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 30th day of September 2020.

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

Solemnly Affirmed and
 Declared before me U/S 13,
 CPC / U / 5297 (C) CRPC

For ARIZUMA PROJECTS LLP
Aravind Aravind
 Designated Partner
 Deponent

Notary

01.10.2020

01 OCT 2020