

ION JUDICIAL

পশ্চিমবঙ্গ গণশিচম বেঙ্গাল WEST BENGAL



FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/s SNOWBALL CONSTRUCTION PRIVATE LIMITED (*herein after referred to as the Company*) a Company. Promoter of the on-going project named "RADHIKA TOWER" lying and situated at Mouza – Sinthee, Mouzi No. - 1298/2833, 21A, Centre Sinthee Road, Ward No. – 2, Police Station – Sinthee, formerly Cossipore, Kolkata - 700050, West Bengal, INDIA.

M/s SNOWBALL CONSTRUCTION PRIVATE LIMITED (represented by its Director, Mr. Laxmi Kant Todi), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

**PADMA DAS**  
 NOTARY  
 Regn. No. 13771/18  
 C.M.M's Court  
 Kolkata-700 001

02 MAR 2020

SNOWBALL CONSTRUCTION PVT. LTD.  
*[Signature]*  
 Director

06 MAR 2020

Director

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Deed of Conveyance.

AND

All legally valid authentications of title of such land for development of the real estate project are enclosed herewith.

3. That the said is free from all encumbrances.
4. That the time period within which the project shall be completed by the Company within the date of 30<sup>th</sup> April of 2022.
5. That seventy percent of the amount realised by the Company 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That the Company 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.
9. That the Company shall take all the pending approvals on time, from the competent authorities.
10. That the Company has furnished such other documents as have been prescribed by the rules and regulations made under the act.
11. That the Company 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.



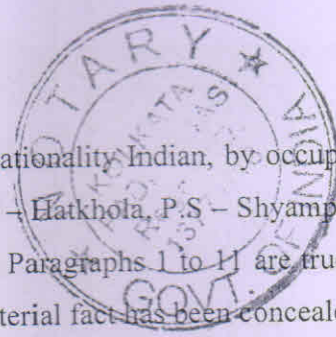
Reg. No. 1377/18  
C.M.M.'s Court  
Kolkata-700-001

12 MAR 2020

SNOWBALL CONSTRUCTION PVT. LTD.

Director

I, Sri Laxmi Kant Todi, son of Deokinandan Todi, by Nationality Indian, by occupation Business, residing at 22, Madan Mohan Talla Street, P.O - Hatkhola, P.S - Shyampukur, Kolkata- 700005, solemnly affirm that the facts stated in Paragraphs 1 to 11 are true and correct to the best of my knowledge and belief and no material fact has been concealed.



For M/s. SNOWBALL CONSTRUCTION PRIVATE LIMITED

SNOWBALL CONSTRUCTION PVT. LTD.

*[Signature]*

Director

Sri Laxmi Kant Todi

Director  
Identified by me

*[Signature]*  
Advocate  
Sampa Paul  
C.M.M. Court, Kolkata



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 12<sup>th</sup> day of March 2020

SNOWBALL CONSTRUCTION PVT. LTD.

*[Signature]*

Director

Sri Laxmi Kant Todi

Director

**PADMA DAS**  
NOTARY  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
PADMA DAS  
NOTARY

12 MAR 2020

Solemnly affirmed before me on this 12<sup>th</sup> day of March 2020 at Kolkata.

(NOTARY)