

भारतीय गैर न्यायिक

दस
रुपये
रु.10

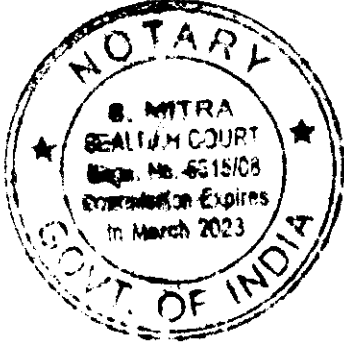


TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL



Before the Notary Public
Govt. of India



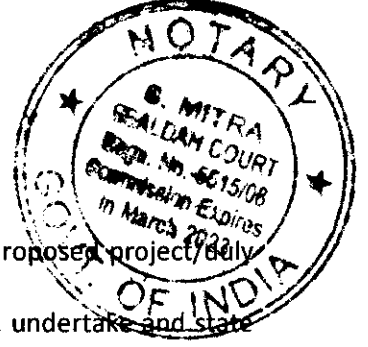
Affidavit cum Declaration

Affidavit cum Declaration of GOLDEN NIRMAN UDYOG LIMITED, CIN U45201WB2003PLC096821, a company incorporated under the Companies Act, 1956 having its registered office at 3A, Auckland Place, 1st Floor, Kolkata – 700 0017, having Income Tax Pan No. AABCG9692A, Within Post Office – Circus Avenue, Police Station – Shakespeare Sarani, represented by its Director Mr. Amitava Singha Roy Son of Sri Binoy Kumar Singha Roy, by Occupation Service, having Income Tax Pan No. ATXPS6554K, residing at 119 Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, duly authorized in pursuance of resolution dated 25.03.2018, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25.03.2018.

12 DEC 2018

1536- 100-
No. Value
Date..... 10.12.2018
Sold to... Golden Harmon 42408 heinbeed
Address... 529. Hermanns mikhefedWAY -
Vendor... Sealdah Civil Court
(ALOKA MUKHERJEE) we-29 -
Bengal

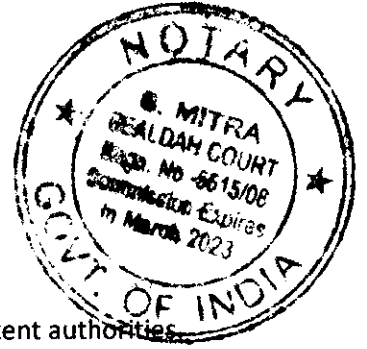




I, Mr. Amitava Singha Roy Son of Sri Binoy Kumar Singha Roy, promoter of the proposed project, authorised by the promoter of the proposed project do here by solemnly declare, undertake and state as under.

1. That I/Promoter have / has a legal title to the land on which the development of the project is proposed OR we have / has a legal title to the land on which the development of the proposed project is to be carried out 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 project shall be completed by me / promoter is 36 months.
4. That seventy per cent of the amounts realised 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.
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/promoter shall get the account 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

12 BEC 2018



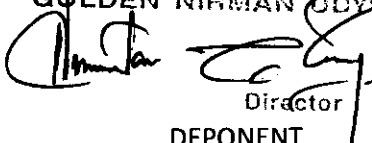
- 7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

DEPONENT

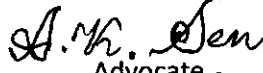
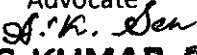
VERIFICATION

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 12th day of December 2018

GOLDEN NIRMAN UDYOG LIMITED

 Director
 DEPONENT

Identified by me


 Advocate

ASHIS KUMAR SEN
 Advocate
 High Court Calcutta
 En. No. F-1193/1157 of 1996

Solemnly Affirmed & Declared Before me on Identification by


SARBANI MITRA
 NOTARY
 Regd. No.-5515/08

12 DEC 2018