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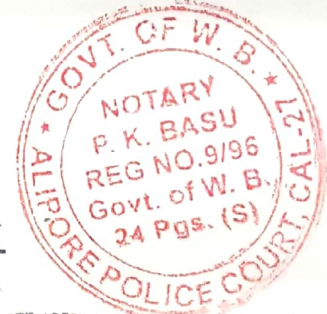
INDIA NON JUDICIAL

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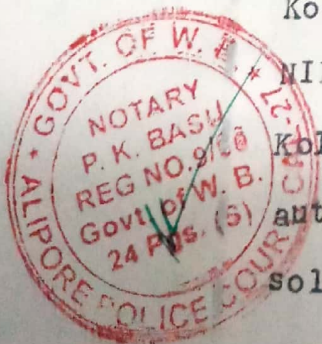
FORM - A

AFFIDAVIT-CUM-DECLARATION



AFFIDAVIT-CUM-DECLARATION of Mr. RAVI SHANKAR AGARWAL Partner of M/S. ANIMESH NIRMAN LLP Promoter of the Proposed Project/ duly authorized by the Promoter of the Proposed Project, Vide its/his/their authorization/board resolution dated 10th January, 2017.

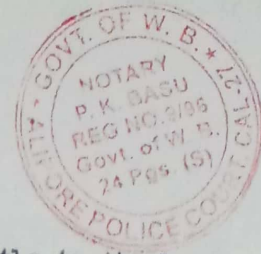
I RAVI SHANKAR AGARWAL S/o Late Rajendra Kumar Agarwal, residing at " RAJWADI " Flat No. 2B, 21F, Garcha 1st Lane, Gariahat, Kolkata- 700 019 being one of the Partners of M/S ANIMESH NIRMAN LLP, having its Registered Office at 40/5, Strand Road, Kolkata-700 001, Promoter/Owner of the Proposed Project/duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under :



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2.



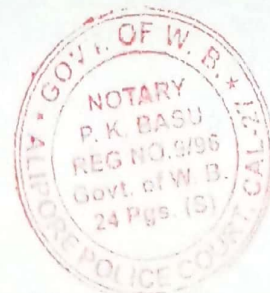
1. That we Promoter/Owner have a legal title to the land on which the development of the Project is proposed at "VINDHYA SERENITY", 358 to 360 Jogendra Garden, Kasba, Kolkata- 700 078, Assessee No. 311070503583 (358), 311070511129 (358/1), 311070503595 (359), 311070503601(360) P.S.-Kasba, Ward No. -107, Borough-XII is to be carried out and a legally valid authentication of title of such land 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 us Developer/Owner is September 2019.
4. That seventy per cent of the amounts realised 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.



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 account 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

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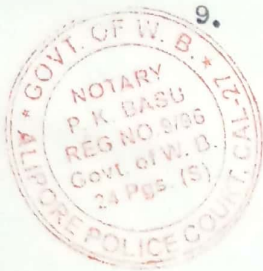


3.

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.

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

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



9. That Promoter/Owner 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.

Signature Attestation or Identification

ANMESH NIRMAN LLP  
*Animesh Nirman*  
Partner  
Deponent

P. K. BASU, NOTARY  
Alipore Police Court, Cal-2  
Regd No. 9/96 Govt of W.B.

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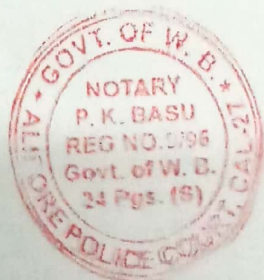
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me there from.

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Verified by me at Alipore on this \_\_\_\_\_ day of \_\_\_\_\_ 201 .

ANMESH NIRMAN LLP  
*Animesh Nirman*  
Partner  
Deponent



IDENTIFIED BY ME  
*Animesh Nirman*  
ADVOCATE

29 NOV 2018