

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL  
BEFORE THE NOTARY PUBLIC

25AB 505456

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'ABHISHEK PODDAR' promoter of DESTINY duly authorized by the promoter, TORQUE REALTY PRIVATE LIMITED vide its authorization dated 03/08/2017:

I, ABHISHEK PODDAR Son of MILAN PODDAR aged 43 R/o BE-111, SALT LAKE, SECTOR-I, KOLKATA-700064, promoter of DESTINY duly authorized by the promoter, TORQUE REALTY PRIVATE LIMITED do hereby solemnly declare, undertake and state as under:

1. That they have a legal title to the land on which the development of DESTINY 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.

**B. N. SAHA**  
NOTARY  
Bikash Bhawan  
North Block, Cr. Floor  
Nehru Nagar, Kolkata  
West Bengal

TORQUE REALTY PVT. LTD.

DIRECTOR

16 AUG 2019

1179 তার 060818 1 of

ক্রোতার নাম  
স্ট্যাম্প ভেতার স্বাক্ষর  
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর.  
মোট স্ট্যাম্প ক্রয় তাং  
চালান নং  
টেহারী বারাকপুর ভেতার-মিতা দত্ত

TORQUE REALTY PVT. LTD.  
93, DR. S.C. BANERJEE ROAD  
KOLKATA-700010

18 JUL 2018

380000



Handwritten notes and signatures at the bottom left.

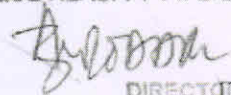
Handwritten notes and signatures at the bottom right.





3. That the time period within which the project shall be completed by me/promoter is 31/12/2023 (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.


TORQUE REALTY PVT. LTD.

  
DIRECTOR Deponent

### Verification

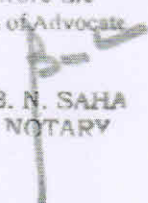
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 16<sup>th</sup> day of August 2019

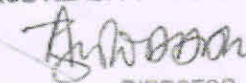
  
**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, 6<sup>th</sup> Floor  
Chhatrapati, Kolkata  
West Bengal

Identified by me  
  
Advocate

solemnly Affirmed  
&  
Declared Before me  
in Identification of Advocate

  
**B. N. SAHA**  
**NOTARY**

Deponent  
TORQUE REALTY PVT. LTD.

  
DIRECTOR

16-AUG 2019