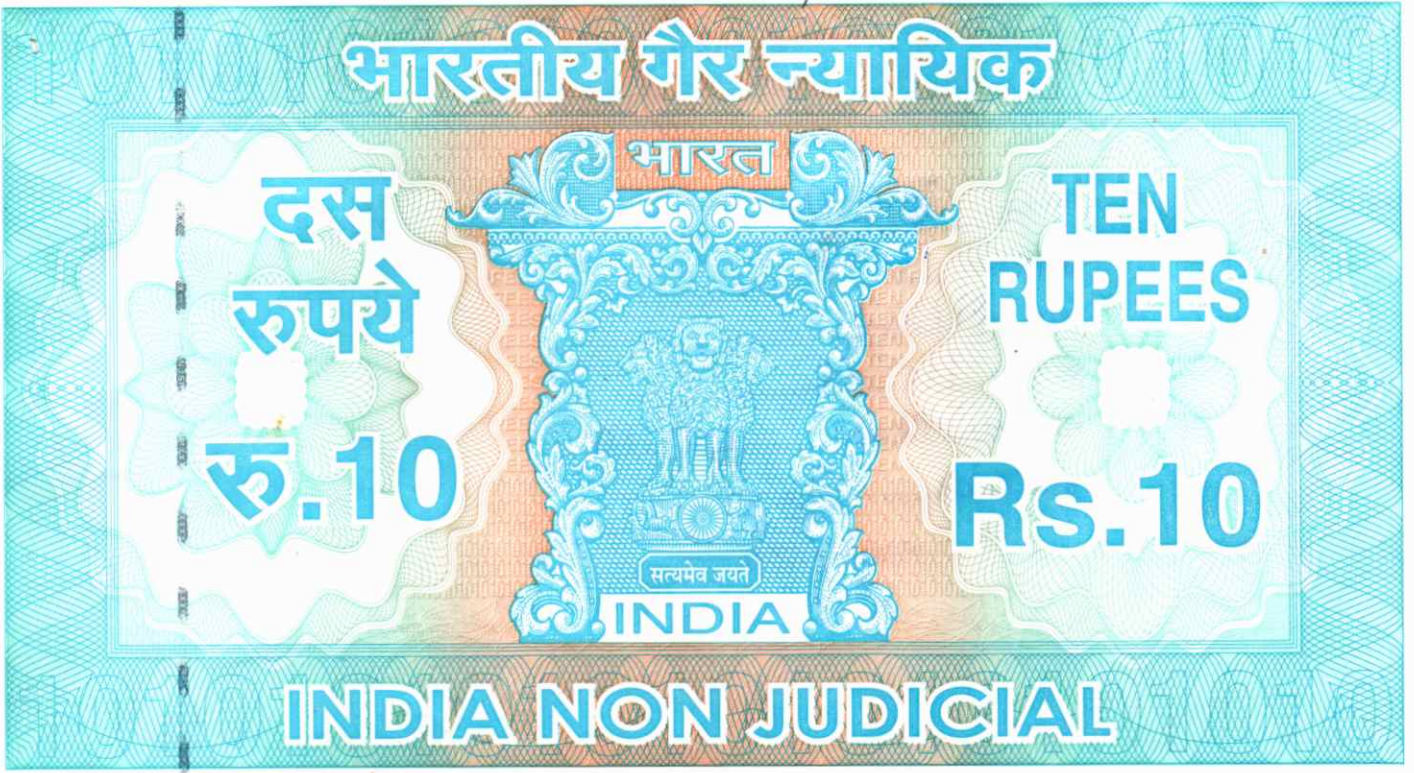


Sl. No. 204/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

52AB 723731

BEFORE THE NOTARY PUBLIC AT ASANSOL

(DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER)
Affidavit cum Declaration

Affidavit cum declaration of Rita Mukherjee, promoter of the proposed project/duly authorised by the Promoter of the proposed project, vide its/his/their authorisation dated 18.02.2021.



I, RITA MUKHERJEE, promoter of the proposed project/duly authorised by the promoter of the proposed project do hereby 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

_____ have /has a legal title to the land on which the development of the proposed project is to be carried out

A N D

Contd- P/2

18 FEB 2021

ইং তার ৫/১২/১২
ক্রমিক নং 1487
নাম A Day
বাসস্থান A/SIN
থানা A/SIN জেলা Bidm
মূল্য টা 10

স্ট্যাম্প অফিসার
বাঁকড়া

A legally valid authentication of title of such land along with 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.

OR

That details of encumbrances _____ including details of any right, title, interest or name of any party in or over such land along with details.

3. That the time period within which the project shall be completed by me/promoter is 30.04.2022.

4. That seventy percent of the amount 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 That the amounts from the separate account to cover the cost of project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



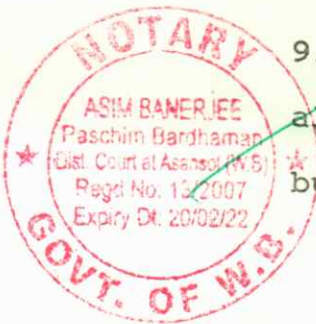
18 FEB 2021

~~xxx~~ 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.

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 grounds.



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 Asansol on this the 18th day of Feb. 2021

Identified by me

[Handwritten Signature]
Advocate,
Asansol Court.

Ts Group & Construction Company

Rita Mukherjee
Proprietor

Deponent.

Verified/Authenticated attested this
instrument "A" being executed
submitted identified by the respective
Signatories before me

[Handwritten Signature]
ASIM BANERJEE
NOTARY, Regd. No. 13/2007
Govt. of W.B. Asansol Court

18 FEB 2021