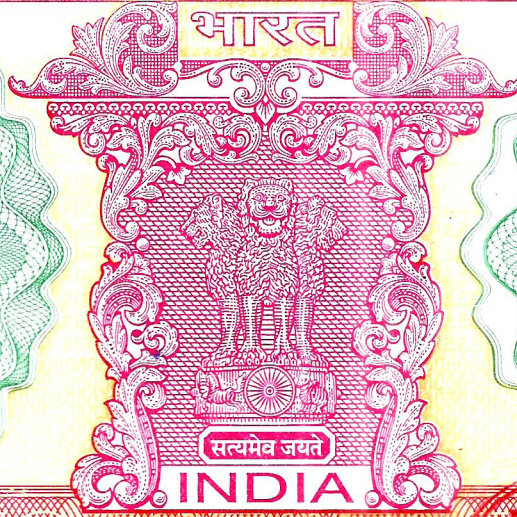


## भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

म बंगाल WEST BENGAL  
FORM 'A'

[See rule 3(2)]

Z 159472

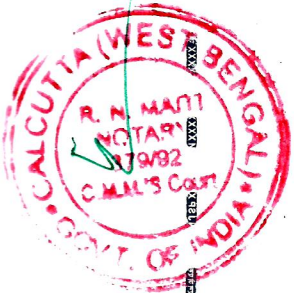
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR  
ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudip Prafulla Chakraborty, duly authorized by the promoter of  
the proposed project, vide its authorization dated 05<sup>th</sup> July, 2019;

I, Mr. Sudip Prafulla Chakraborty, duly authorized by the promoter of the proposed project do  
hereby solemnly declare, undertake and state as under:

1. That a legally valid authentication of title of the land on which the project is proposed to be developed along with an authenticated copy of the agreement between such owners 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 31<sup>st</sup> March, 2025.
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.



101 OCT 2019

LUXMI PORTFOLIO LIMITED

Authorised Signatory

26 JUL 2019

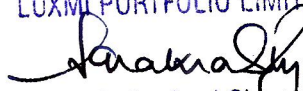
30246  
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\_\_\_\_\_  
**P. S. CHOWDHURY**  
Apakar Bhawan  
A-7, Chatterjee Square  
Kolkata - 68  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



LUXMI PORTFOLIO LIMITED  
  
 Authorised Signatory  
 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 01<sup>st</sup> day of October, 2019.


LUXMI PORTFOLIO LIMITED  
  
 Authorised Signatory  
 Deponent

IDENTIFIED BY ME

  
 T.K.R. JANA  
 ADVOCATE  


R.N. MAITI  
 Notary  
 Regd. No. 379/92  
 3, Bankshai Street  
 Calcutta-1

Solemnly Affirm  
 &  
 Declared before me  
 on Identification of Advocate

  
 R N MAITI  
 Notary

01 OCT 2019