



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 565055

FORM 'A'  
[See rule 3(2)]

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 5 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) Gossainpur Real Estate Private Limited (2) Bagdogra Realtors Private Limited (3) Balason Realtors Private Limited (4) Hillcart Realtors Private Limited (5) Windstar Realtors Private Limited and (6) Rupsing Realtors Private Limited, have 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 owners and promoter for development of the real estate project is enclosed herewith.
- That the said land is free from all encumbrances.

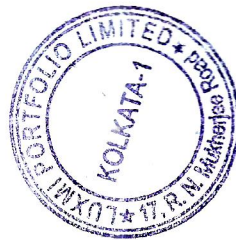
PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700 001

LUXMI PORTFOLIO LIMITED  
  
Authorised Signatory

27 NOV 2019

25 NOV 2019

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Handwritten signature or mark.

25 NOV 2019



3. That the time period within which the project shall be completed by me/promoter is 31 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

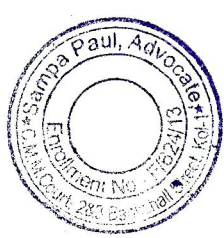
LUXMI PORTFOLIO LIMITED  
  
 Authorised Signatory  
 Deponent

**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 25 day of November, 2019.

LUXMI PORTFOLIO LIMITED  
  
 Authorised Signatory  
 Deponent



Identified by me  
  
 Advocate  
 Sampa Paul  
 C.M.M. Court, Kolkata

**PADMA DAS**  
 NOTARY  
 Regn. No. 13771/18  
 C.M.M.'s Court  
 Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED  
 BEFORE ME ON IDENTIFICATION

PADMA DAS  
 NOTARY

**27 NOV 2019**