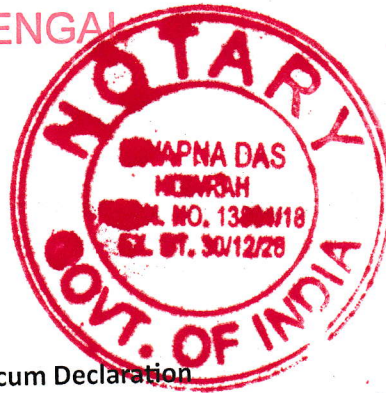


पश्चिम बंगाल WEST BENGAL

94AB 605051



Affidavit cum Declaration

Affidavit cum Declaration of Sri Tarang Dalmia, son of Bal Krishna Dalmia, residing at BH-64, Kestopur, Radhapada Apartment, 2nd Floor, Post : Prafulla Kanan, Police Station : Rajarhat Gopalpur, District : North 24 Parganas, Pin : 700101, aged about 34 years, working for gain at **VICARAGE REAL ESTATE LLP**, Unit – 308, Kamalalaya Centre, 156A Lenin Sarani, Kolkata - 700013 duly authorized for the project **VINAYAK PARK VIEW** (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 12th March 2024;

I, Sri Tarang Dalmia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the Development Agreements have a legal title to the land on which the development of the proposed project namely "**VINAYAK PARK VIEW**" 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.

06 JAN 2025

ক্রমিক নং..... ৫০৬ তারিখ ০২/০৫/২৫
টাকা.....
নাম.....
ঠিকানা.....

Radipha Das Das
HCC

সোমা সী স্টাম্প ভেভার
হাওড়া সিভিল কোর্ট



০২/০৫/২৫

2. That the said land is free from all encumbrances save and except there is a project loan from Bajaj Housing Finance Limited.

3. That the time period within which the project shall be completed by promoter is 31st December, 2028

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That the 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 has furnished such other documents as have been prescribed 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.

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata, on this 6th day of January, 2025.



ON IDENTIFICATION OF THE
ADVOCATE SIGNATURE/LT
ATTESTED

Swapna Das
SWAPNA DAS
NOTARY GOVT. OF INDIA
Regn. No. 13814/18
Juddes' Court, Howrah

C 6 JAN 2025

For VICARAGE REAL ESTATE LLP

Tarang Salun

Authorised Signatory

Signature of the Deponent

Indu Kalyan
Chandra Sekh
Adv.