

406. 12 JUN 2026



BEFORE THE NOTARY
BEFORE THE NOTARY PUBLIC AT BARRACKPORE
BARRACKPORE, NORTH 24 PARGANAS

41AA 230390

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Olivia Construction Represented by Apu Kundu s/o. Late. Debdas Kundu, resident of 80/3, Mulazore Road P.S. Jagatddal, P.O. Kankinara, Dist. North 24 Parganas, Pin-743126, promoter of the Proposed project vide development agreement dated 25/09/2024 being No.9293/24 of year 2024 at ADSR Naihati.

I **APU KUNDU** promoter of the proposed project do hereby solemnly declare, undertakes and state as under.

1. The owners have a legal title to the land on which the development of the proposed project is to be carried out.

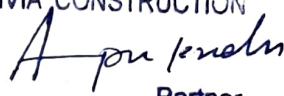
AND

A legal valid authentication of the 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.

2. That the said land is free from all encumbrances.

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T.K. CHAKRABORTY
NOTARY, Regn. No. 11/2002
(Govt. of West Bengal)
Barrackpore Court, INDIA

OLIVIA CONSTRUCTION

Partner

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3. That the time period with in the project shall be completed by promoter is 23/05/ 2027.

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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

8. That I/promoter shall take all the pending approvals on time from the competent authorities.

9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That I/promoter shall not discriminate against any allottee at time of allotment if any apartment 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 there from.

Deponent

SOLEMNLY AFFIRMED BEFORE ME
BY THE DEPONENTS WHO IS/ARE
IDENTIFIED

Sourik Sarkar,
Advocate

T.K. Chakraborty
T.K. CHAKRABORTY
NOTARY, Regn. No. 11/20C
(Govt. of West Bengal)
Barrackpore Court, INDIA

Apr Knehn
Identified by :-
Sourik Sarkar
Advocate
12/06/2026