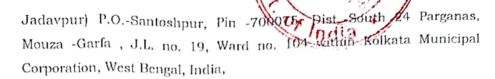




Affidavit cum Declaration of SHRI ASHOK KUMAR GHOSH, (PAN-AFWPG7145P), son of late Murari Mohan Ghosh, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 125/4, Santosh Avenue, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, and MR. RAHUL JAISWAL (PAN-AEFPJ7849P), son of late Ashit Kumar Jaiswal, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 6/1, Central Park, P.O.- Jadavpur, P.S.- Jadavpur, Kolkata-700032, promoter, being the authorized partner of partnership firm of A.R. ENTERPRISE promoter/ developer, having office at 6/1, Central Park, P.O.- Jadavpur, P.S.- Jadavpur, Kolkata-700032, Kolkata, promoter/ developer of the proposed project named "VINAYAK GRAND" situated at 44, Garfa Sitala Mondir Road, P.S.- Survey park (previously Purba

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WE, SHRI ASHOK KUMAR GHOSH, (PAN-AFWPG7145P), son of late Murari Mohan Ghosh, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 125/4, Santosh Avenue, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, and MR. RAHUL JAISWAL (PAN-AEFPJ7849P), son of late Ashit Kumar Jaiswal, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 6/1, Central Park, P.O.-Jadavpur, P.S.-Jadavpur, Kolkata-700032, promoter, being the partners of partnership firm of A.R. ENTERPRISE promoter/ developer, promoter

Affidavit cum Declaration of ASHOK KUMAR GHOSH and MR. RAHUL JAISWAL (being the proprietor of proprietorship firm A.R. ENTERPRISE 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 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.
- That Binoy Hazra and Debprasad Mazumder are the land owner.
- That the said land is free from all encumbrances.
- 4. That the time period within which the project shall be completed by me/promoter is **04.05.2027**.
- 5. 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.
- 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.
- 7. 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



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that the withdrawal is in proportion to the percentage of completion of the

- 8. 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.
- 9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
- 10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11. 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.

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

of

10th December on this

Lakul Jaisval Ashoh hughul

Deponent

I doubliked by me Vinit Strarmy Advoich

Seleminity affirmed and declares before me on Identification

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ASIS KUMAR SEN City Civil Cours Kulkate Rag. No.-13802 / 18

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