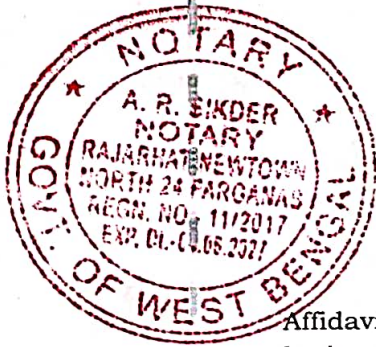


পশ্চিমবঙ্গ পশ্চিম.বঙ্গাল WEST BENGAL

98AB 168028



BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
RAJARHAT - NEWTOWN

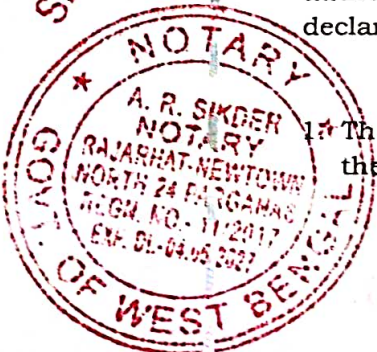
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of "M/S. VERMA ENTERPRISE" Represented by its proprietor RAJESH KUMAR VERMA of son of Late Prabhunath Verma, age about 41 years, by faith - Hindu, by Nationality - Indian by Occupation - Business, residing at 9, Lalji Saha Street, PO & PS Dum Dum, Kolkata 700 028, Dist. North 24-Parganas, West Bengal, India, promoter of the project, vide Development Agreement with Development Power of Attorney dated 24.04.2024, being No. 04172/2024 of A.D.S.R. Cossipur Dum Dum.

I, RAJESH KUMAR VERMA promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

That I/promoter have/has a legal title to the proposed land on which the development of the project.

23 SEP 2024



23/09/24

শ্রী _____

নম্বর : 4886 Rageshka Verma

ক্রেতার নাম : _____
ঠিকানা :- Duda

মূল্য :- []

ভেডার :-
হাবড়া এ.ডি.এস. আর অফিস

জেলা :- উঃ ২৪ পরগনা

খরিদ তাং-

মোট স্টাম্প খরিদ :-

03 SEP 2024

দ্রেজারী বারাসাত

ভাজার :- শ্রী সুদীপ ঘোষ
Vendor - Sudip Ghosh

380000

BEFORE THE MASTERY CLERK
GOVT. OF WEST BENGAL
RAJABHAT - NEWTOWN



2. The owners have a 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 owner and promoter for development of the project is enclosed herewith.

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

OR

That details of encumbrances **Certificate** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 25 TH April 2026.

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.

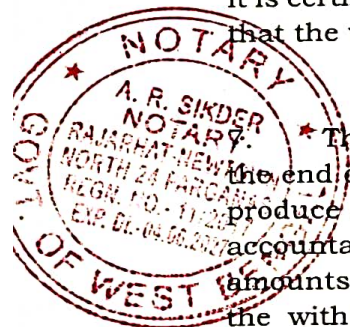
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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

7. That 1/ 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

23 SEP 2024



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 the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M/s. VERMA ENTERPRISE
Rajesh Kumar Verma
Proprietor

DEPONENT
Identified by me

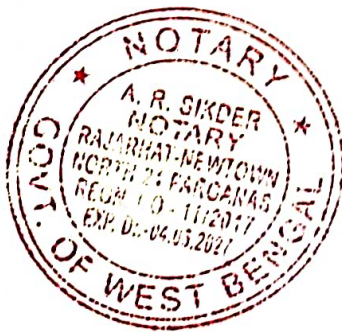
Bijoy Sarkar

ADVOCATE
BIJOY SARKAR
Advocate (B.A., L.L.B.)
Barasat District Judges' Court
North 24 Parganas

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 23rd September 2024



Attested

Abdur Rahim Sikder
NOTARY
Govt. of W. B.
Rajarhat-Newtown
Regn. No. - 11/2017

23 SEP 2024

BIJOY SARKAR
Barrister-at-Law
Barrister-at-Law
Barrister-at-Law



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Handwritten text at the bottom center of the page, possibly a date or a reference number, appearing as '2-3 FEB 2022'.