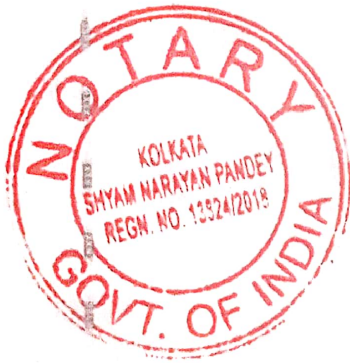




पश्चिम बंगाल WEST BENGAL

02AC 244694



Affidavit cum Declaration

Affidavit cum Declaration of promoter **COSMOS COMMERCE PRIVATE LIMITED** and **GREENTECH IT CITY PRIVATE LIMITED** of the proposed project named "**ADI WELLNESS VILLAS PHASE I**" situated at Mauza- Chandpur Champagachi, under various R.S and L.R. dag nos. 1926, 1927, 1931, 1936, 1957; 1958, 1959, 1960, 1961, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1975, 1976, 1978, 1979 and 1980, P.S. Rajarhat, P.O. Rajarhat, Kolkata-700135, District - North 24 Parganas, under Chandpur Gram Panchayet, West Bengal, India.

We, **SONU KUMAR SHARMA**, son of Sri. Hari Kishan Sharma, by faith Hindu, by Nationality -Indian, by occupation - Service, working for gain at 1/1B Upper wood street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017, being one of the directors of company/promoter, **COSMOS COMMERCE PRIVATE LIMITED**, having its registered office at 1/1B Upper wood street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017, and **MR. RAJ KISHORE MODI** son of Late Jagannath Modi by faith Hindu, by Nationality -Indian, by occupation - Business, working for gain at 1/1B Upper wood street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017, being one of the directors of Company/Promoter, **GREENTECH IT CITY PRIVATE LIMITED** having its registered office at 1/1B Upper wood street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Crystal Mercantiles Private Limited, Esquire Commerce Private Limited, Sagun Vinayog Private Limited Shalini Farms Private Limited, Stone Mercantiles Private Limited, Zion Properties Private Limited and Vedic Resorts & Hotels Pvt. Ltd. (Previously Known As Circle Clubs And Resorts Pvt Ltd), are the land owner, has a legal title to the land on which the development of the proposed project is to be carried out.

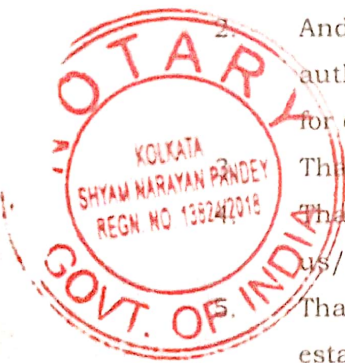
And a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by us/promoter is 31.10.2028.

That seventy per cent of the amounts realised by us/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.

6. 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 that the withdrawal is in proportion to the percentage of completion of the project.
8. that we 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 we / 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 we / 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.

COSMOS COMMERCE PRIVATE LIMITED

For GREENTECH IT CITY PVT. LTD.

Director

Deponents

Director

Verification

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

Verified by me at on this day of

COSMOS COMMERCE PRIVATE LIMITED

[Signature]

Director

Deponents

For GREENTECH IT CITY PVT. LTD.

[Signature]

Director

I declared by me
Vinit Sharma
Advocate

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

[Signature]
SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018

10.1.2025



10 JAN 2025