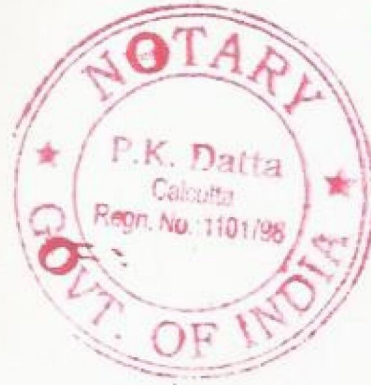




पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 370012



FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Madan Gopal Marda, duly authorized by the promoter of the proposed project, namely, EM BYPASS PROJECTS LLP vide its authorization letter dated 24th July, 2023.

I, Madan Gopal Marda, s/o Mr. Mahabir Prasad Marda, residing at 1, Ishan Bose Lane, Shibpur, Howrah - 711102, duly authorized by the promoter of the proposed project ALTAMOUNT, do hereby solemnly declare, undertake and state as under :

1. That Akriti Vyapaar Pvt Ltd & Ors. have a legal title to the land on which the development of the proposed project is to be carried out

1

EM BY PASS PROJECTS LLP

Director / Authorized Signatory

26 JUL 2023

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

1123L

25/7/23

J. No.
Sold to..... EM BYDRES Projects LLP
of..... 5 Fairlie Place
Rupees..... 100 1/-


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



ALIPORE POLICE COURT WEST BENGAL

A TRUE & CORRECT COPY

Witness my hand and seal this 25th day of July 2023 at Kolkata.

Signature of the Stamp Vendor

Witness my hand and seal this 25th day of July 2023 at Kolkata.

Stamp of the Alipore Police Court, Kolkata-27.

Stamp of the Alipore Police Court, Kolkata-27.

25 JUL 2023

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.

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

3. That the time period within which the project shall be completed by EM Bypass Projects LLP is 31.12.2026.

4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the 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.

EM BY PASS PROJECTS LLP

Director / Authorised Signatory

DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 24th day of July, 2023

EM BY PASS PROJECTS LLP

Director / Authorised Signatory

DEPONENT



Identified by me
TINA DAS
Advocate
Regn No. - F-1322/21

Solemnly Affirmed &
Declared before me on
Identification of advocate

P.K. DATTA
Notary

26 JUL 2023

P. K. Datta
Notary
Regn. No.: 1101/96
G.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001