



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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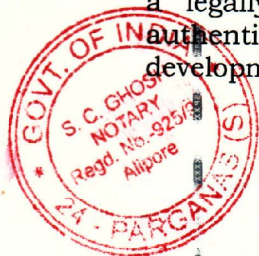
Affidavit cum Declaration

Affidavit cum Declaration of Iqbal Ahmed Khan son of Late Nafis Ahmed Khan, working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 duly Authorised Signatory by the promoter Allotrope (India) Pvt. Ltd. of the proposed project 'AQUAVILLE-1' at Mouza Ramkrishnapur, J.L. No.70, P.S. Bishnupore, Dist. 24 Parganas (South), Pin - 743 503, vide its authorization dated 14.01.2021.

I, Iqbal Ahmed Khan, as Authorised Signatory of the promoter of the project 'AQUAVILLE-1' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

1. That Allotrope (India) Pvt. Ltd. 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 real estate project is enclosed herewith.

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22 JAN 2021

ALLOTROPE INDIA PVT. LTD.
Iqbal Ahmed Khan
Authorised Signatory / Director

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P. K. GHOSH
Advocate
Barrackpore Court

স্ট্যাম্প ভেঙাব স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ ডি.এস.আর.

মোট স্ট্যাম্প ক্রয়

চালান নং

ক্রকারী-বারাকপুর, ভেঙার-মিতা দত্ত

31.12.20 / 530000

31 DEC 2020

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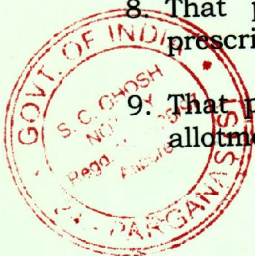


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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st December 2023.
4. That seventy per cent of the amounts realised by promoter for the real estate project 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 that 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.




9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

ALLOTROPE INDIA PVT. LTD.

Authorised Signatory / Director
Deponent

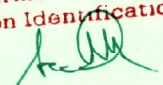
Verification

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 Kolkata this 22nd day of January, 2021.

ALLOTROPE INDIA PVT. LTD.

Authorised Signatory / Director
Deponent

Solemnly Affirmed & Declared
before me on Identification


S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Regd. No. 25/97, Govt. of India

Identified by me

Advocate