



पश्चिम बंगाल WEST BENGAL

31AB 838167

OFFICE OF THE NOTARY PUBLIC

Misc./SR

AFFIDAVIT

I, MR. SIBIR ROY promoter of the proposal project, do hereby solemnly, undertake and state as under :-

1. That Mr. Bhaskar Prasad Guha, landowner, have 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 estate in enclosed herewith.

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

16 JUL 2019



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is **24 (Twenty Four) months.**
4. That Seventy Per Cent of the amount realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 certificated 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 I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under Act.
9. That I 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.

Silvin Ray
DEPONENT

VERIFICATION

The contents of my above affidavit com Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at KOLKATA on this 16th day of JULY 2019.