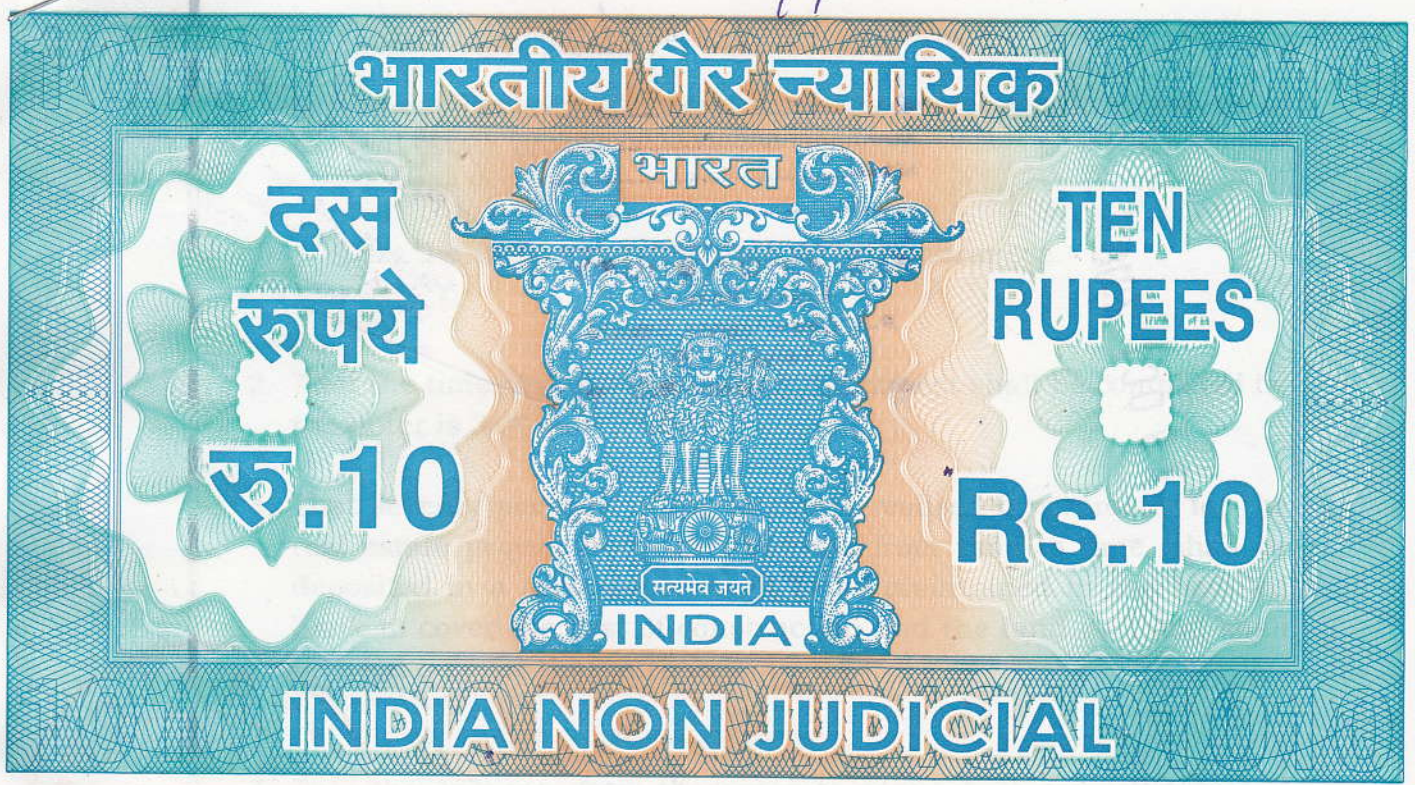
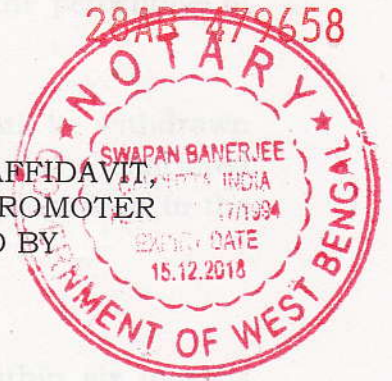


Sl. NO. 47



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



DECLARATION, SUPPORTED BY AN AFFIDAVIT,
 WHICH SHALL BE SIGNED BY THE PROMOTER
 OR ANY PERSON AUTHORIZED BY
 THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr Amit Kr. Bhartia, duly authorized by M/s Vidhi Vyapaar Pvt. Ltd. the promoter of the proposed project Known as "Balaji Heritage", vide its authorization Board Resolution dated 10 Oct 2018.

I, Amit kr. Bhartia, duly authorized by M/s Vidhi Vyappar Pvt. Ltd. the promoter of the proposed project Known as "Balaji Heritage" do hereby solemnly declare, undertake and state as under:

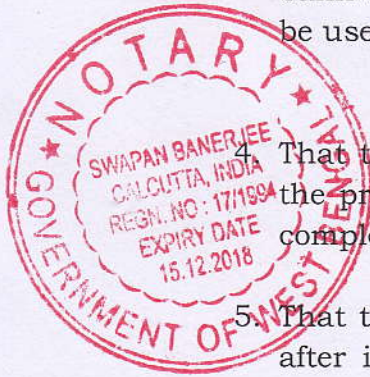
1. That M/s Vidhi Vyappar Pvt. Ltd. have a legal title to the land on which the development of the project situated at 76, Utkalmoni Gopabandhu Sarani Kolkata-700007 is proposed and a legally valid authentication of title of such land along with an authenticated copy of



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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.
2. That the time period within which the project shall be completed by promoter is 31st March 2021.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.



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7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



Solemnly affirmed and declared
before me on identification

Swapan Banerjee

SWAPAN BANERJEE
Notary, Calcutta, India
Govt. of W.B. Regn. No.: 17/1994
D-18/1, Karunamoyee Housing
Estate, Calcutta-700 091

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A. R. Shaha.
Deponent

Identified by me
A. R. Shaha.
Advocate

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 12TH day of Nov 2018.

A. R. Shaha.
Deponent