

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 488218



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION OF MR. SUHEL SARAF, DULY AUTHORIZED BY SUGAM DIAMOND PROJECTS LLP, THE PROMOTER OF THE PROPOSED PROJECT KNOWN AS "URBAN LAKES - PHASE - I", VIDE ITS AUTHORIZATION (BOARD RESOLUTION) DATED 13TH SEPTEMBER 2019;

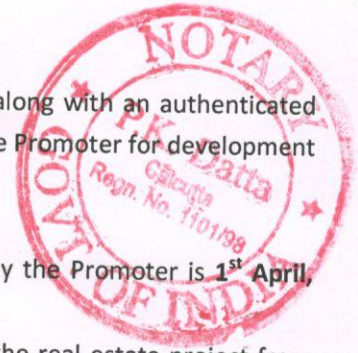
I, Suhel Saraf, duly authorized by Sugam Diamond Projects LLP, the Promoter, of the proposed project known as "**Urban Lakes - Phase I**" do hereby solemnly declare, undertake and state as under:

1. That Sugam Promoters Pvt. Ltd. AND Sheratove Nirman Pvt. Ltd. have a legal title to the land situated at Premises No. 61, Lal Bahadur Shastri Road, Mouza Konnagar, Police Station Uttarpara, PIN – 712235, Dist. Hooghly, ("**entire land**") on which the development of the proposed project is to

P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
2 & 3, Bhowhall Street
Calcutta - 700001

28 FEB 2020

be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the Joint Development Agreement between such Owners and the 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 the Promoter is 1st April, 2025.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the West Bengal Housing Industry Regulation Act, 2017.
10. 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.

SUGAM DIAMOND PROJECTS LLF

Suhkore

Partner Authorised Signatory

Signature of the Deponent

Solemnly affirmed at **Kolkata** on the 28th day of February 2020 before me

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 28th day of February 2020.

Suhkore

DEPONENT

Identified by me
[Signature]
Advocate
SUJAN RAY
M COURT

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Solemnly Affirmed & Declared before me on Identification of advocate

[Signature]
P. K. DATTA
Notary

128 FEB 2020