

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 966000

Before the Notary Public, Kolkata District
Government of West Bengal

FORM-B
[see rule 3(4)]

**AFFIDAVIT CUM
DECLARATION**

**Affidavit cum Declaration of M/s. Raunak Properties Pvt. Ltd. promoter of
the proposed project / duly authorized by the promoter of the proposed
project vide its/his/their authorization dated :**

I, Raunak Jhunjhunwala Son of Mr. Sushil Kumar Jhunjhunwala aged 39 years, residing at P-829/A, Lake Town, Block – A, Post Office & Police Station – Lake Town, Kolkata – 700 089 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

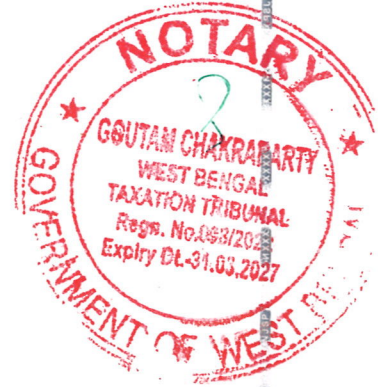
1. Mr. Himangshu Basu and others, has a legal title to the land on which the development of the project is proposed And A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Raunak Properties Pvt. Ltd

Raunak Jhunjhunwala

Director

09 JUN 2023



ATTESTED
GOUTAM CHAKRABARTY
Notary, Kolkata, India
Govt. of W. B., Reg. No. 068/2022
Sah Laka, Kol-700091, Jalsampad Bhawan &
Mayekh / Rikash Bhawan &

60774

A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street
Rajahmundry, 1st Floor, Kot-1

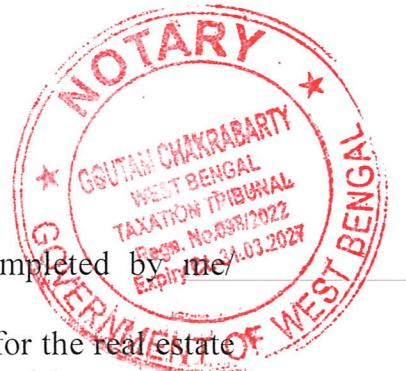
NAME.....
ADD.....
Rs.....

10 MAY 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

10 MAY 2023
10 MAY 2023



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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 31.12.2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.

Raunak Properties Pvt. Ltd

Ramaji Singhwala

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 on this 09th day of June/2023.

Raunak Properties Pvt. Ltd

Ramaji Singhwala

Director

Deponent

*I identified by me
MANOJ BORA
Advocate*

Solemnly affirmed and declared
before me on Identification

[Signature]

GOUTAM CHAKRABARTY
Notary, Kolkata, India
Govt. of W.B. Regn. No.- 098/2022
West Bengal Taxation Tribunal
Jalasampad Bhawan, Block-DF,
Salt Lake City, Kolkata-700091

09 JUN 2023

