



পশ্চিমবঙ্গ | पश्चिम बंगाल WEST BENGAL

31AA 396326



FORM B

(See rule 3(4))

### Affidavit cum Declaration

Affidavit cum Declaration by the Promoter of the proposed project M/s Raga Projects LLP, having PAN no. AAYFR8934L, represented vide its Designated Partner Mr. Utkaarsh K Mody, having PAN No. AJNPM7284L, Aadhar No. 3536 9587 6858, son of Mr. Pawan Kumar Mody vide authorization dated 9<sup>th</sup> June,2021;

I, Mr. Utkaarsh K Mody, son of Mr. Pawan Kumar Mody, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Alom Extrusions Ltd has a legal title to the land on which the development of the proposed project is to be carried out

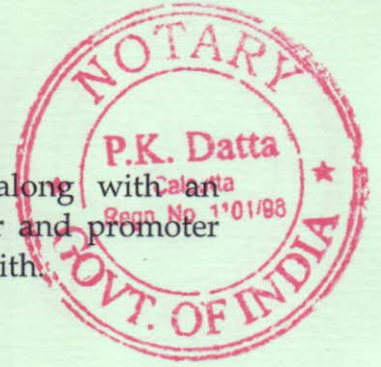
P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

10 MAR 2023



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.



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is, within 31<sup>st</sup> July 2027.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

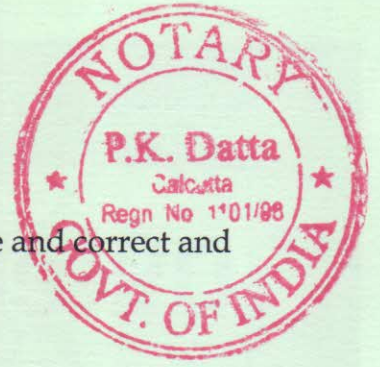
**P. K. Datta**  
Notary  
Regn. No.: 1101/88  
C.M.M.'s Court  
7 & 3, Bankshall Street  
Datta, 700 001

*[Signature]*  
Deponent

10 MAR 2023



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 3rd day of March, 2023

*Otheabli M. Jyoti*  
Deponent

IDENTIFIED BY ME  
*[Signature]*  
P.C. Shaw  
Enrolment No. F-882/683  
Advocate

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

Signature Attested by me  
on Identification of advocat  
*[Signature]*  
P. K. DATTA  
Notary  
10 MAR 2023