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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 35AB 208840



FORM 'A'

[See Rule 3(2)]

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 RAAJ DAS, s/o SUDHIR KUMAR DAS, Residing at Block -1, 2ND Floor, 75/1 Hossainpur, Near Lokenath Mandir, EKT, Circus Avenue, Kolkata - 700107 & Managing Director of VIRAAJ CONCRETE INDIA PVT LTD, Promoter of the proposed project - ViraaJ uniQua having Registered Address - C/26, Ramkrishna Upanibesh, Jadavpur, Sulekha, Kolkata - 700092, vide his authorization dated 06/01/2021

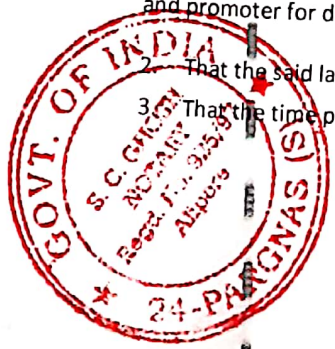
MR RAAJ DAS, s/o SUDHIR KUMAR DAS, Residing at Block -1, 2ND Floor, 75/1 Hossainpur, Near Lokenath Mandir, EKT, Circus Avenue, Kolkata - 700107 & Managing Director of VIRAAJ CONCRETE INDIA PVT LTD, Promoter of the proposed project - ViraaJ uniQua do hereby solemnly declares, undertake and state as under:

1. That M/s VIRAAJ CONCRETE INDIA PVT LTD has a legal title to the land on which the development of ViraaJ uniQua 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 real estate project- ViraaJ uniQua is enclosed herewith.

That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 30/06/2023



11 JAN 2021

13 AUG 2020

17631

No.....Rs10/-Date.....

Name : MONOJ MALLICK, Advocate

Address: Alipur Police Court, Kol-27

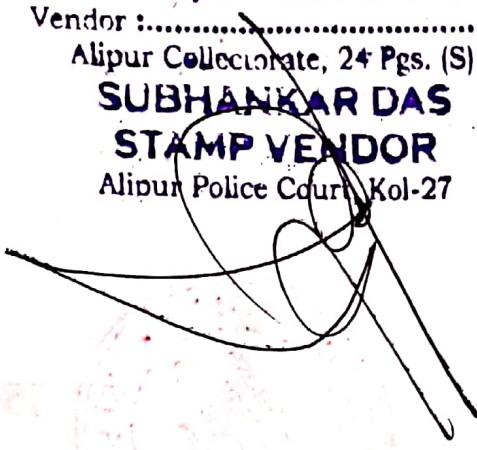
Vendor :.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27





4. That seventy percent of the amount realised by me/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 that VIRAAJ CONCRETE INDIA PVT LTD 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.
7. That VIRAAJ CONCRETE INDIA PVT LTD shall take all the pending approvals on time, from the competent authorities.
8. That VIRAAJ CONCRETE INDIA PVT LTD have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That VIRAAJ CONCRETE INDIA PVT LTD 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at ALIPORE on this 11TH JAN day of 2021

VIRAAJ CONCRETE INDIA (P) LTD

Managing Director/ Director

M/s VIRAAJ CONCRETE INDIA PVT LTD

RAAJ DAS
Deponent

Identified by me

Advocate



Solemnly Affirmed & Declared
Before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Regd. No. 925/97, Govt. of India

11 JAN 2021