

पश्चिम बंगाल WEST BENGAL

Before the Notary Public
Govt. of India
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

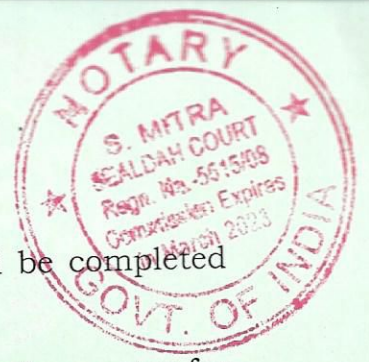
Affidavit-cum-Declaration of Mr. RAUNAK JHUNJHUNWALA (PAN No-AEYPJ0495G), son of Sushil Kumar Jhunjhunwala the Director of Raunak Properties Private Limited, Promoter of the proposed project.

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

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20 NOV 2019



3. That the time period within which the project shall be completed by me/promoter is 31ST MARCH 2021.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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.

Adinidi Shrivastava

Director

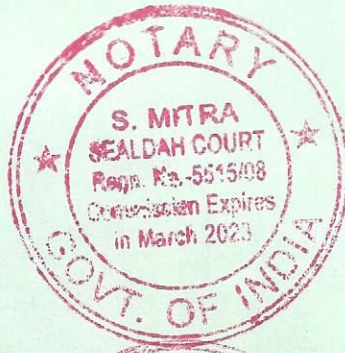
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Deponent

20 NOV 2019

Identified by me

Sushro Kant Roy Choudhury
Advocate

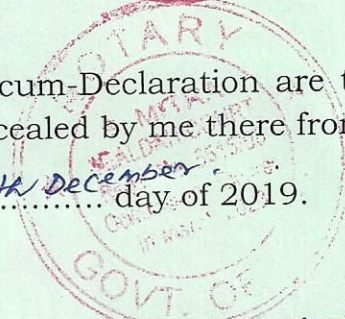
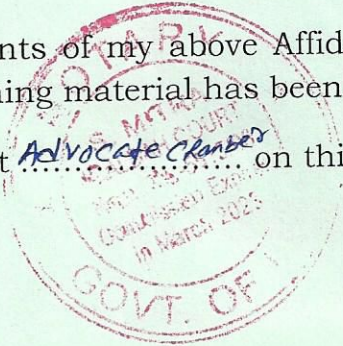
SUSHRO KANT ROY CHOUDHURY
Advocate



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 Advocate Chamber on this 20th December day of 2019.



Raunak Properties Pvt. Ltd.

Ramali Singhwala
Director

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Deponent

Identified by me

Subhro Kanti Roy Choudhury
Advocate

SUBHRO KANTI ROY CHOUDHURY
Advocate
High Court, Calcutta

Solemnly Affirmed &
Declared Before me
on Identification by *[Signature]*

SARBANI MITRA
NOTARY
Regd. No.-5515/08

20 NOV 2019