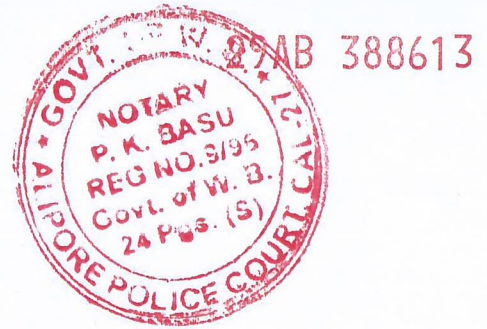


A/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'A'
[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vikram Sikaria Partner of M/s Rudrapriya Abasan LLP promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization / board resolution dated 28th February 2018:

I Vikram Sikaria S/o Mahavir Prasad Sikaria residing at "Silver Spring" 5, J.B.S. Haldane Avenue Flat No. 16 C, Blcok -1 Kolkata 700105 being one of the partner of M/s Rudrapriya Abasan LLP, having its registered office at 5A, Earle Street, Kolkata 700026, Promoter / Owner of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we Promoter / Owner have a legal title to the land on which the development of the project is proposed at "GAJRAJ ICON" 24, Priyanath Mullick Road, Kolkata – 700025 Assesse No. 110722500453, P.S –Bhowanipur, Ward No. – 72, Borough – VIII. is to be carried out and a legally valid authentication of title of such land is enclosed herewith.

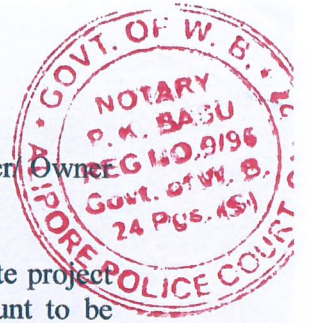


15 MAR 2019

For RUDRAPRIYA ABASAN LLP


Partner

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us Developer/Owner is August 2019.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That Promoter / Owner shall take all the pending approvals on time, from the competent authorities.
8. That Promoter / Owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That Promoter / Owner 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.



Solemnly Affirmed & Declared
before me on Identification

P. K. BASU, Notary
Alipore Police Court, Kol-27
Reg No 9/96 Govt of WB

Verification

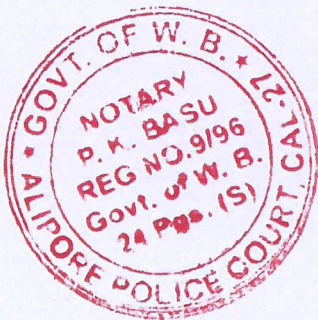
For RUDRAPRIYA ABASAN LLP

Deponent Partner

15 MAR 2019

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 15th day of March 2019



For RUDRAPRIYA ABASAN LLP

Deponent Partner

IDENTIFIED BY ME

[Signature]
ADVOCATE

15 MAR 2019