

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary
at Alipore Judge's Court

AB 580526



FORM - "A"

[see Rule 3(2)]

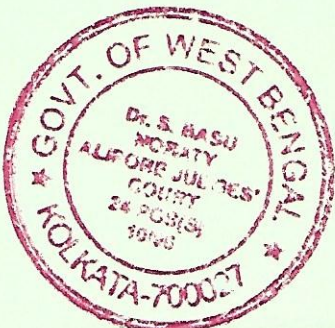
AFFIDAVIT-CUM-DECLARATION

Affidavit-cum-Declaration of **M/S. SUN RAY DEVCON PRIVATE LIMITED**, Promoter of the proposed project/duly authorized by the Promoter of the proposed project vide its authorization dated

05 APR 2019

I, **JAY S. KAMDAR**, son of Late Shared H. Kamdar, aged 37 years, residing at 38A/26, Jyotish Roy Road, Police Station : Behala, Kolkata : 700053, Promoter of the proposed project/duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

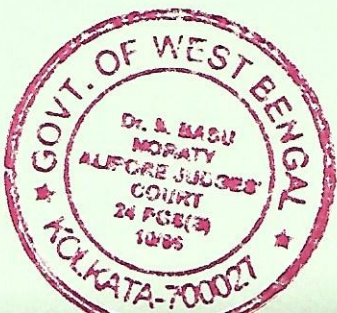
1. Sri Sunil Batra, Smt. Shanta Kesh, Smt. Nita Batra, Smt. Bela Batra, Sri Chirag Batra and Sri Deep Batra have a legal title to the land on which the development of the proposed project is to be earned out and a legally valid authentication of title of such land along with an authenticated copy of 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 me/Promoter is 20/02/2024 (Project Completion Date).
4. That seventy percent of the amounts realised by Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in



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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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 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.



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- 9. That Promoter have/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. Deponent Verification

-:: 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 on this day of Deponent.

For SUN RAY DEVCON PRIVATE LIMITED

J. K.
Director

DEPONENT

Identified by me

Nareh Chatterjee
Advocate

Prepared in my Office

Advocate

Solemnly affirm and declare before me on Identification at Alipore Judges' Court Kolkata-700027, under Notaries Act.1952

S. Basu

(Dr. S. BASU)

Notary, Govt. of West Bengal
Alipore Judges Court, Kcl-700027
Reg. N. 10/96



Vish Chatterjee
Advocate
Alipore Police Court
WB/21/1974