

पश्चिमबङ्ग पश्चिम बंगाल 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

589 05 APR 2019 100L
NO. DATE RS.
NAME: S. Shekary (Adv)
ADDRESS: Alipore Judges Court
A. K. SAMAJPATI
SIGNATURE



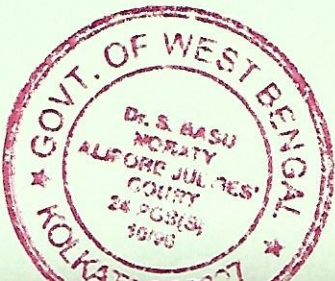
FORM - 16
(for Rule 32)

ALIPORE JUDGES COURT

Alipore Judges Court of Mrs. Subi Ray Debnik Prithi
LETTER FORMER OF THE PROPOSED PROJECT THIS SUBJECT IS IN
TERRITORY OF THE PROPOSED PROJECT AND IS SUBJECT TO

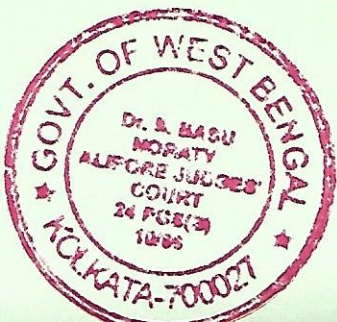
I, **JAY S. KAMDAR**, son of Late Shared H. Kamdar, aged 37 years, residing at 38A/26, Jyotish Roy Road, Police Station : Behala, Kolkata : 700053, Promoter of the proposed project/duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

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



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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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



05 APR 2019

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

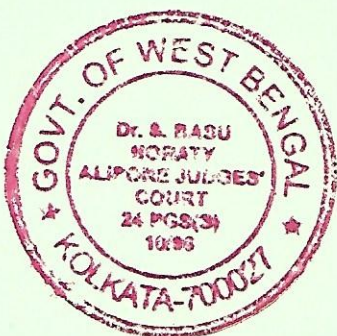
-:: VERIFICATION ::-

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.

Prepared in my Office

DEPONENT
Identified by me

Narash Chatterjee
Advocate



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, KOL-700027
Reg. No. 10/96

Narash Chatterjee
Advocate
Alipore Police Court
WB/21/1974

05 APR 2019