



পশ্চিমবঙ্গ পরিচয় বাংলা WEST BENGAL

47AB 059118



FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. RAM NARESH AGARWAL duly authorized by the promoter of the proposed project vide its/his/their authorization dated 11/06/2020:

I, RAM NARESH AGARWAL Son of LATE N K AGARWAL aged 52 YEARS R/o 135G, S.P. MUKHERJEE ROAD, KOLKATA 700026 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners namely Shivika Buildmart Pvt Ltd & ors have a legal title to the land on which the development of the proposed project is to be carried out

And

**CHITTARANJAN GHOSH**  
Advocate cum Notary  
E WB 235/2005  
REGN NO.-13801  
High Court Calcutta

12 SEP 2020

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 promoter is 31/08/2025 plus grace period of 6 months.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have 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.

For Raghapur Projects LLP  
Partner Deponent  
*Ran Narayan Ghosh*

#### 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 **Kolkata** on this **12<sup>TH</sup>** day of **SEPTEMBER**



Identified by me  
*Sampal Paul*  
Advocate  
Sampal Paul  
C.M.W. Court, Kolkata

For Raghapur Projects LLP  
Partner Deponent  
*Ran Narayan Ghosh*

**CHITTARANJAN GHOSH**

Advocate cum Notary

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**CHITTARANJAN GHOSH**

Regn. No- 13801/31.12.18

*Chittaranjan Ghosh*