



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 44AA 523857

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. Anudeep Jhunjunwala, duly authorized by the promoter of the proposed project, namely Unrivalled Projects Pvt Ltd., vide its authorization letter dated 29th August, 2018.

I, Anudeep Jhunjunwala, duly authorized by the promoter, Unrivalled Projects Pvt Ltd., of the project Park Imperial, do hereby solemnly declare, undertake and state as under :

1. That Unrivalled Projects Pvt Ltd has a legal title to the land on which the development of the proposed project is to be carried 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.

PIMAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 091

UNRIVALLED PROJECTS PVT. LTD.

Anudeep Jhunjunwala
Director / Authorised Signatory

11 JAN 2019

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Unrivalled Projects Pvt. Ltd. is December 2020.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that the 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 percentage of the completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.



UNRIVALLED PROJECTS, PVT. LTD.
Anudeep Thakurwala
 Director / Authorised Signatory
 DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and information and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 18th day of December, 2018

Identified by me
Utpal Chandra Choudhury
 Utpal Chandra Choudhury
 G.M.M. Court
 Advocate

RIMAL KUMAR BANERJEA
NOTARY
 G.M.M.'s Court Campus
 2, Bankshali Street
 Kolkata-700 066

UNRIVALLED PROJECTS PVT. LTD.
Anudeep Thakurwala
 Director / Authorised Signatory
 DEPONENT

**ATTESTED SIGNATURE ONLY
 BEFORE ME ON IDENTIFICATION**

(B. K. BANERJEA)
 NOTARY

11 JAN 2019