



পশ্চিমবঙ্গ

পশ্চিম বঙ্গাল

WEST BENGAL



Affidavit cum Declaration

Affidavit cum Declaration of M/s. **Rajat Projects Pvt. Ltd.** (herein after referred to as 'the Company') Promoter of the on-going project named Rajat Avante at 73, Diamond Harbour Road, Kolkata 700104, Ward No. 144, P.O. Joka, P.S. Haridevpur (Formerly Thakurpukur), West Bengal, INDIA.

**Rajat Projects Pvt. Ltd.** (represented by its Director, Mr. Rajat Pasari), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Company has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with M/s. Rajat Gateway LLP (Formerly known as Rajat Gateway Pvt. Ltd.)

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the Company for development of the real estate project is enclosed herewith.

5 OCT 2018

M.C. BHATTACHARYYA  
NOTARY  
Govt. of W.B.  
Regn. No. 8207  
KOLKATA

5 OCT 2018

Kolkata

099202

Sl. No. ....Sold to.....

Address.....

Rajal Gateway - LLP-

**A. K. Maity**

7. Camac St -  
Kolkata

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:....., Sign.....

28 AUG 2018

2. That the said land is free from all encumbrances except project loan taken from Tata Capital Housing Finance Ltd.
3. That the time period within which the project shall be completed by the Company is 60 months from the date of commencement of work.
4. That seventy per cent of the amounts realised by the Company 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the Company 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 the Company shall take all the pending approvals on time, from the competent authorities.
9. That the Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Company 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, Rajat Projects Pvt. Ltd.



Mr. RAJAT PASARI  
DIRECTOR  
DIN- 05322276

**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 31<sup>st</sup> day of August, 2018



Mr. RAJAT PASARI  
DIRECTOR  
DIN- 05322276

M.C. BHATTACHARYYA  
NOTARY  
Govt. of W.B.  
Regn. No. - 28707  
KOLKATA

MADHU CHANDRA BHATTACHARYYA  
NOTARY  
Govt. of West Bengal  
Kolkata

05 OCT 2018

