

पश्चिम बंगाल WEST BENGAL

45AB 173510



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

M. T. ANWAR
Notary, Regn No. 4623/07
Govt of India
C.M.M.'s Court
Kolkata

02 SEP 2020

06 AUG 2020

5111

No.....Rs **10/-** - Date.....

Name:- **S. R. Das**

Advocate

Address:-Alipore Police Court, Kol-27

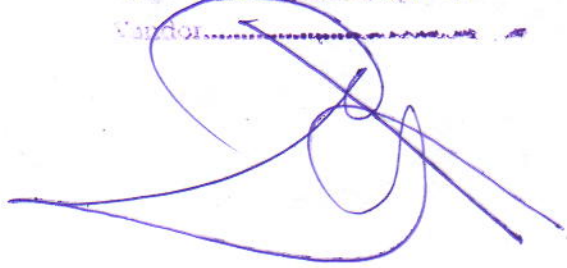
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

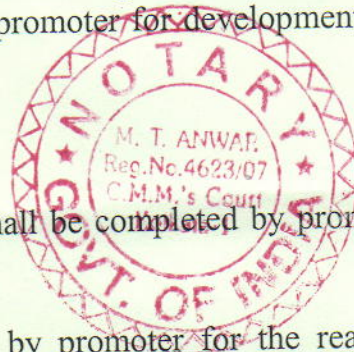
Alipore Police Court, Kol - 27

Vendor.....



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 30/06/2025 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Raghampur Projects LLP

Ranwan Agarwal

Partner / Authorised Signatory

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 02nd on this Sep day of 2020.

M. T. ANWAR
Notary, Regn No. 4623/07
Govt. of India
C.M.M.'S Court
Kolkata

SIGNATURE ATTESTED
ON IDENTIFICATION BY
LD. ADVOCATE

M. T. ANWAR
NOTARY
Regn. No. 4623/07
Govt. of India
C.M.M.'S Court
Kolkata

02 SEP 2020

For Raghampur Projects LLP

Ranwan Agarwal

Partner / Authorised Signatory

Identified by me.

Deviyoti Ghosh
(Advocate)
WB/547/09