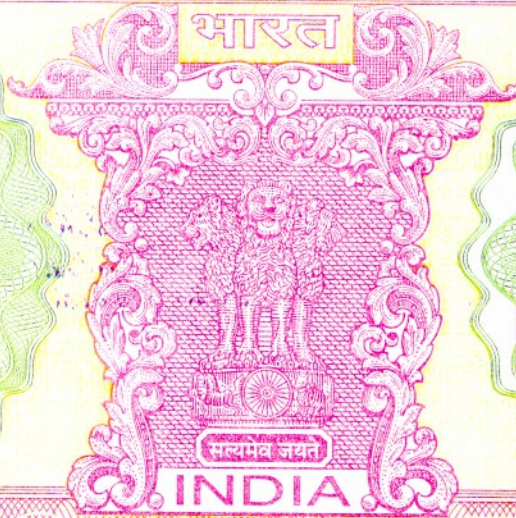


Sl. No. 157 15/1/21

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



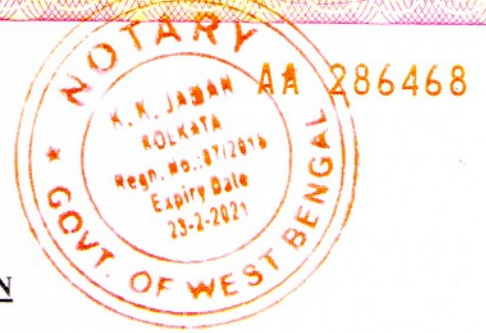
FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY
KOLKATA 700027

FORM-A
[see rule 3(2)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rajiv Shah promoter of the proposed project "NATURA" vide his authorization dated 12.06.2019 :

I, Rajiv shah Son of Late Gyarsi Lal Shah aged 65 years R/o 16/8 Mondal Temple Lane, Block-P, New Alipore, Kolkata- 700053 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I- M/s Shah Projects Pvt Ltd, Mr. Saurav Shah, Mrs. Nisha Shah & Mrs. Shweta Shah have a legal title to the land on which the development of the project is proposed

And

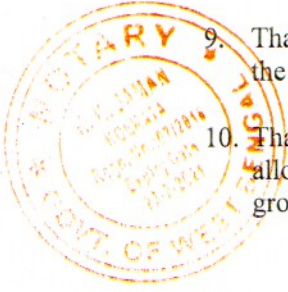
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.


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 **27.12.2024**.

13 JAN 2021.



4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.






 (Rajiv Shah)
 Deponent

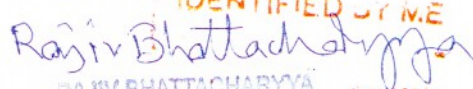
Verification

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 13th day of January 2021.


 (Rajiv Shah)
 Deponent

Signature attested
 & Identification

 Kazi Khalekujja
 Notary, Court of West Bengal
 Rego. No.-6/2014
 Kolkata

IDENTIFIED BY ME

 RAJIV BHATTACHARYYA
 (ADVOCATE)
 Calcutta High Court
 WB/22/12005

13 JAN 2021