

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. RAUNAK JHUNJHUNWALA (PAN No-AEYPJ0495G), son of Sushil Kumar Jhunjhunwala the Director of Raunak Properties Private Limited, Promoter of the proposed project.

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

Cont.....2

05 APR 2019

29444

25 MAR 2019

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

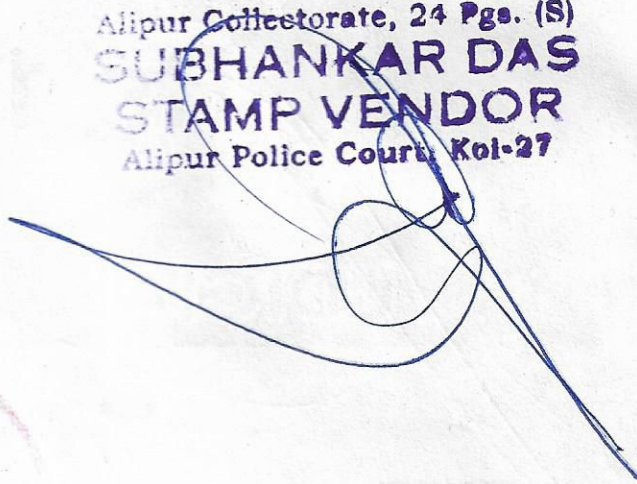
Alipur Police Court, Kol-27

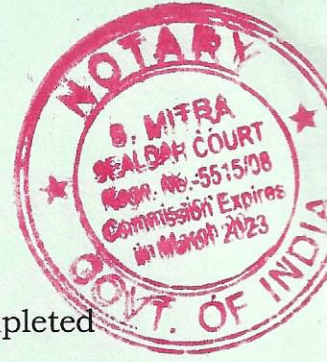
*Ipsita Mukharjee*

Advocate

Alipur Judge's Court

Kolkata-27





3. That the time period within which the project shall be completed by me/promoter is 31<sup>ST</sup> MARCH 2020.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I/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 the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/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.

Raunak Properties Pvt. Ltd.

*Ramesh Chughanwala*

..... Director

Deponent

Identified by me

*Ipsita Mukherjee*

Advocate

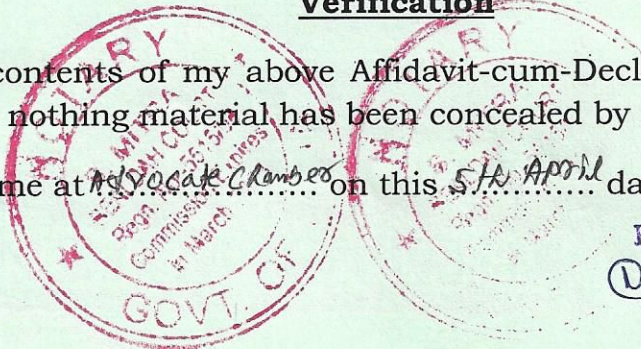
05 APR 2019



**Verification**

The contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Advocate Chambers on this 5th April day of 2019.



Raunak Properties Pvt. Ltd.  
Danai Jhunjhunwala  
..... Director  
Deponent

Identified by me  
Ipsite mukherjee  
Advocate

ATTESTED by me

[Signature]  
S. MITRA  
NOTARY  
Regd. No.-5515/08

05 APR 2019