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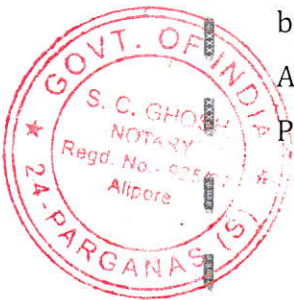
23AB 305442



FORM - 'A'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ankit Juneja, son of Sri Ramesh Kumar Juneja, Designation Partner of Juneja Heights LLP, having its registered office at 44, Matheswartalla Road, Kolkata - 700046, duly authorized by the Company for the project named OSPIRA at Premises No. 8/1 Alipore Park Road, Kolkata - 700027, vide authorization designation Partner dated 3rd December, 2018



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09 JAN 2019

JUNEJA HEIGHTS LLP
 Designated Partner

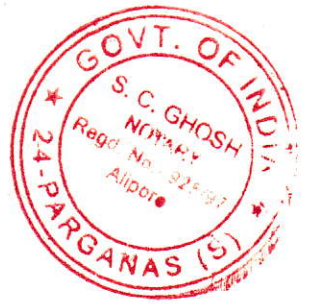
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1 OCT 2018

.....
sold to.....
of.....
Rupees.....

P. K. BANERJEE
Advocate, Alipore Judge
Kolkata - 27 Court

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



I, Ankit Juneja, Designation Partner of JUJEJA HEIGHTS L.L.P duly authorized by the Juneja Heights LLP Company of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That we 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.
3. That the time period within which the project shall be completed by us is dt . 31st August 2023.
4. That Seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

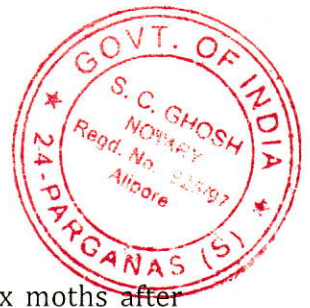


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09 JAN 2019

JUNEJA HEIGHTS LLP

Designated Partner



7. That we 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 amount 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.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulation made under the Act
10. That we 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.

JUNEJA HEIGHTS LLP

[Signature]
Designated Partner
 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 9th day of January , 2019

Solemnly Affirmed & Declared before me as an Identification

[Signature]
S. C. GHOSH, Notary
 Alipore Police Court, Kol-27
 Reg. No. 925/97, Govt. of India

09 JAN 2019 *[Signature]*
 Identified by me
 Advocate

Deponent

JUNEJA HEIGHTS LLP

[Signature]
Designated Partner