

भारतीय गैर न्यायिक

दस
रुपये

₹.10

भारत

TEN
RUPEES

₹.10

INDIA NON



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AC 308588

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Harsh Vardhan Kajaria being representative for the promoter of the proposed project vide its authorization dated 22/12/2025.

Harsh Vardhan Kajaria, S/o Arun Kumar Kajaria, aged about 46 Years being one of the Director of Moonraker Construction Pvt Ltd, having registered office at 11, Crooked Lane, Kolkata – 700069, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That MOONRAKER CONSTRUCTION PVT. LTD., JAYGRIH NIRMAN PVT. LTD. AND PAHARI CONSTRUCTION PVT. LTD. have a legal title to the land on which the development of the project is to be carried out 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.

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700001

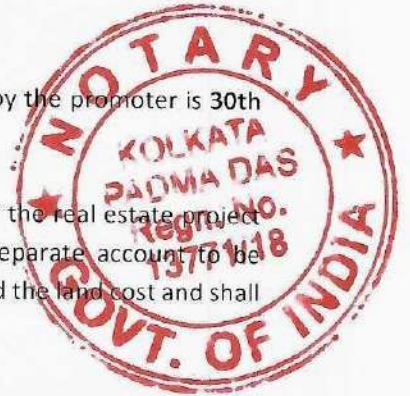
23 DEC 2025

MOON RAKER CONSTRUCTION PVT. LTD.


Director



3. That the time period within which the project shall be completed by the promoter is 30th April 2029.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.



MOON RAKER CONSTRUCTION PVT. LTD.

[Signature]
Director

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 23rd day of 2025.

MOON RAKER CONSTRUCTION PVT. LTD.

[Signature]
Director

Deponent

Identified by me

[Signature]
Advocate
P. G. Mondal

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

23 DEC 2025