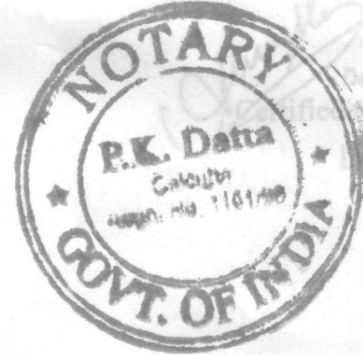
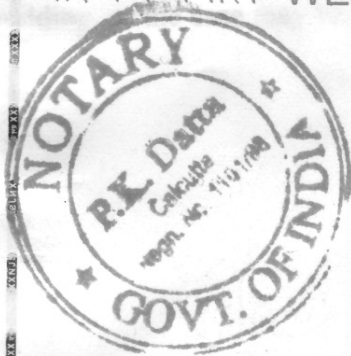




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

57AB 092747



Form 'B'

[See Rule-3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr Arpit Giria** promoter of the proposed project '**Priva**', duly authorized by **A T K MANOR DEVELOPERS LLP** (promoter of the proposed project) vide its resolution dated 07TH July 2023.

I, **Mr Arpit Giria**, being one of the authorized signatory of **A T K MANOR DEVELOPERS LLP**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- Royal Infraconstru Ltd** have a legal title to the land on which the development of the proposed project is to be carried out
AND
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.
- That the said land is free from all encumbrances.

P. K. Datta
Notary
Regn. No.: 1101/86

07 JUL 2023
11:11:2023

कॉमिश्नर ऑफ़ ज़िला

018368

DURGESH SINGH
Advocate
Serampore Court

NO.....
Address.....
Rs.....
Date.....

24 APR 2021

24 APR 2021

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata - 700 001

57AB 0927A7

WEST BENGAL



Form B
(See Rule-3(4))

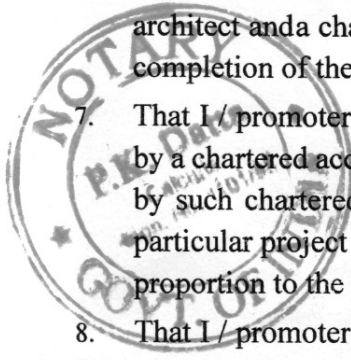
Affidavit cum Declaration

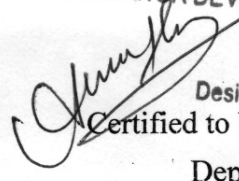
Affidavit cum Declaration of Mr Arpit Ghis promoter of the proposed project 'Riva', duly authorized by A T K MANOR DEVELOPERS LLP (promoter of the proposed project) vide its resolution date 07th July 2021. Mr Arpit Ghis being one of the authorized signatory of A T K MANOR DEVELOPERS LLP, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Royal Infrastructure Ltd have a legal title to the land on which the development of the proposed project is to be carried out.
- AND
- a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

P. K. Datta
Notary

3. That the time period within which the project shall be completed by me/promoter is 31st December 2025.
4. That seventy per cent of the amounts realised 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.
7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.




ATK MANOR DEVELOPERS LLP

 Designated Partner
 Certified to be true Copy
 Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

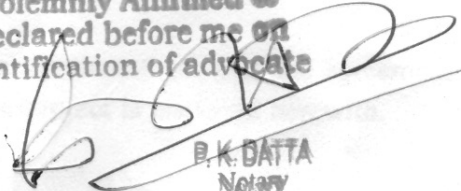
Verified by me at Kolkata on this 07th day of July, 2023

ATK MANOR DEVELOPERS LLP

 Designated Partner
 Certified to be true Copy
 Deponent

Identified by me

Soma Dutta
 Advocate
 C.M.M. Court, Kolkata-1
 Regn. No.- F-1490/21

P. K. Datta
 Notary
 Regn. No.: 1101/98
 C.M.M.'s Court
 & 3, Bankshall Street
 Calcutta - 700 009

Solemnly Affirmed
 Declared before me on
 Identification of advocate

P. K. DATTA
 Notary

2023