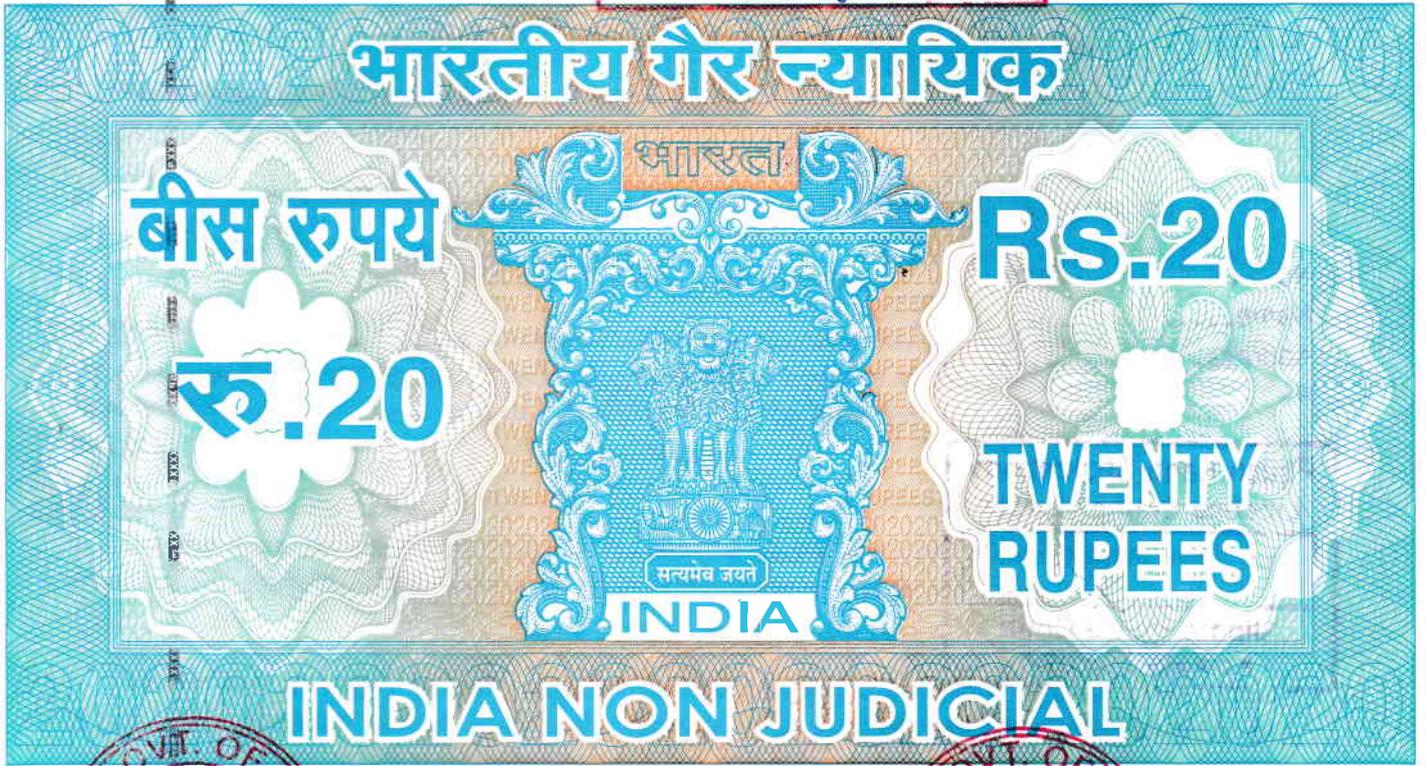


Serial No. A/..... 2023



बंगाल
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



AA 923203

FORM 'B'

[See rule 3(4)]

**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. Ashish Bajaj, being appointed as an Authorized Representative of M/s. Saanvi Itish Realty LLP, promoter of the proposed project named as "ONE 21", vide its authorization dated 11.08.2023:

I, Mr. Ashish Bajaj, being appointed as an Authorized Representative of M/s. Saanvi Itish Realty LLP, promoter of the proposed project named as "ONE 21" and duly authorized by the promoter of the proposed project named as "ONE 21" do hereby, solemnly declare, undertake and state as under:

1. M/s. Ritesh Hotel & Homes Pvt Ltd, have the legal title of the land on which the development of the proposed project named as "ONE 21" 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.

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2. That the said land is free from all encumbrances.



3. That the time period within which the project shall be completed by the promoter is 27th July 2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter has furnished such other documents as, have been prescribed by the rules and regulations made under the Act.

9. 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.

SAANVI ITISH REALTY LLP

Ashish Bjj

Designated Partner

Deponent

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 Kolkata on this 05th day of October 2023.



SAANVI ITISH REALTY LLP

Ashish Bjj

Designated Partner

Deponent

Solemnly Affirmed & Declared
before me on identification

T. K. Dey, Notary
Alipore Judges/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

07 OCT 2023

DILIP DAS
B.Com., LL.B
Advocate

Identified by me

Dilip Das
Advocate

07 OCT 2023

Alipore Police Court
Kolkata-700027

26 OCT 2023

NO 1064

Name.....

Address.....

Rk 20/

Sarvani Hish Realty LLP

2B, Mahendra Rd, Vap-25

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Coun
Kolkata-700 027



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