



पश्चिम बंगाल WEST BENGAL

77AB 276560



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S. RITURAJ CONSTRUCTION LLP**, having its Registered office at 3A, Auckland Place, 10th Floor, Suite no. 10B, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata - 700017, being promoter of the proposed project/duly having developing right given by the owners of the proposed project, by virtue of registered Development Agreement dated 02nd day of August, 2016 and represented by its designated Partner namely Mr. Raj Vardhan Patodia S/o, Late Gopal Prasad Patodia working for gain at 3A, Auckland Place, 10th Floor, Suite no. 10B, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata - 700017;

PADMA DAS
NOTARY

1 Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

24 APR 2023

055984

Serial No.....

Name.....

Address.....
71, Park Street, (Room No.-14)
Kolkata-700 016



23 NOV 2022

Licensed Stamp Vendor
Srijit Sarkar

Date:



999

Handwritten text in red ink, including the number "999" and some illegible characters.

M/S. RITURAJ CONSTRUCTION LLP, the Developer of the proposed project/duly having right to develop given by the owners namely **Alok Towers Private Limited**, having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station-Bhawanipore, Post Office - Elgin Road Kolkata-700020 & **21** Companies of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Alok Towers Private Limited & other 21 Companies**, (the land owners) have 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 Development Agreement between such owners and promoter for development of the real estate project is enclosed herewith.

2. That the land is free from all encumbrances
3. That the time period within which the project shall be completed by the promoter is 31st December, 2025 for Phase-I.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 the 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.

DAS
NOTARY
Regn. No. 1377/18
C.M.'s Court
Kolkata-700 001

24 APR 2023

1875

1875
1876
1877
1878
1879
1880

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...

...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...
...the ... of ...



THE ... OF ...

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

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

10. That the promoter shall not discriminate against allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



RITURAJ CONSTRUCTION LLP


Partner/Designated Partner

Deponent

Verification

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

Verified by me at Kolkata on this 24th day of April, 2023

RITURAJ CONSTRUCTION LLP


Partner/Designated Partner

Deponent



Identified by me


SOMA DUTTA
A Advocate

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No. 1377/1/18
C.M.M.'s Court
Kolkata-700 001

24 APR 2023

