



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AR 098735

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Rahul Bagaria being representative for the promoter of the proposed project vide its Power Of Attorney dated 10th December, 2022.

I, **Rahul Bagaria S/o Shri Ashok Kumar Bagaria aged about 41 years R/o BL-B, 19th Floor, FL-19F, 46B Matheswartola Road, Kolkata-700046** duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That (1)**RISHI TRADECOM PRIVATE LIMITED**, (2) **ASAL DEALCOM PRIVATE LIMITED**, (3) **ATITHI TRADECOM PRIVATE LIMITED**, (4) **NIKHIL VINIMAY PRIVATE LIMITED**, (5) **ORANGESKY DEALERS**

NOTARY GOVT. OF INDIA
Regd. No.-2700/04
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

Page 1 of 3

21 MAR 2024

156953

No. Sold to
Address
Rs.
Date

12 FEB 2024

Rishinax Builders LLP
D/E Galleria, Unit No.: 406, Premises No.: 0-0124
Action Area 13, New Town,
Kolkata - 700 156

12 FEB 2024

SIPRA DEY

Licence No.: 18A

Code: 1070

N. S. Road, Kolkata-700 001

1070

1070

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PRIVATE LIMITED (6) POWERFUL TRADECOM PRIVATE LIMITED, (7) ACTUAL COMMODEAL PRIVATE LIMITED, (8) LIFEMAKE REAL ESTATES PRIVATE LIMITED, (9) NIRMALKUNJ DEALCOMM PRIVATE LIMITED (10) LOOKLIKE DEALCOM PRIVATE LIMITED (11)VINIMAY TRADECOM LLP (12)FORTNOX BUILDWELL LLP (13)STARNOX DEAL TRADE LLP has a legal title to the land on which the development of the project is to be carried out

And

1. 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.
3. That the time period within which the project shall be completed by promoter is 31st March, 2029 (**Project Completion Date**).
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. (**Account Name: RISHINOX BUILDWELL LLP PROJECT RISHI VENTOSO PHASE 2 RCA2, Bank- State Bank Of India, Branch- SME New Alipore, Account No. -42770127642, IFSC : SBIN0012305**)
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 utilised 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/have 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.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.-2700/04
C.M.M.'s Court
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RISHINOX BUILDWELL LLP
Authorized Signatory

Deponent

Page 2 of 3

21 MAR 2024

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 21st day of March, 2024.

RISHINOX BUILDWELL LLP
[Signature]
Authorised Signatory

Deponent

Identified by me
[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21

NOTARY
KOLKATA
KAMAL KUMAR PAUL
REGN NO. 2700/04
GOVT. OF INDIA

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate
[Signature]

KAMAL KUMAR PAUL, NOTARY
Govt of India. Regn No-2700/04

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.-2700/04
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21 MAR 2024