

Sl. No. 174 Dated 25 AUG 2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY
KOLKATA-700 027

NOTARY 87AB 106670
K. K. JAMAN
KOLKATA
Regn. No. 07/2015
Expiry Date
21.2.2026
GOVT. OF WEST BENGAL

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anirban Dey, duly authorized by the promoter of the proposed project "RUPALEKHYA OZONE", vide his authorization dated 24/08/2023.

I, Mr. Anirban Dey, duly authorized by the promoter of the proposed project "RUPALEKHYA OZONE", do hereby solemnly declare, undertake and state as under:

1. Dwarkapati Infra Projects Pvt Ltd, Mareo Sales Private Limited, Natural Developers Pvt Ltd, Newtral Holdings Pvt Ltd, Oscar Business Pvt Ltd, Smart Champ Business Pvt Ltd and Simplicity Developers Pvt Ltd has 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 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.

NOTARY
K. K. JAMAN
KOLKATA
Regn. No. 07/2015
Expiry Date
21.2.2026
GOVT. OF WEST BENGAL

25 AUG 2023

100478

Sl. No.
Name : **S. K. SAHA, Advocate**
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

31 JUL 2023

Amal Kr. Saha
Licensed Stamp
Vendor

3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

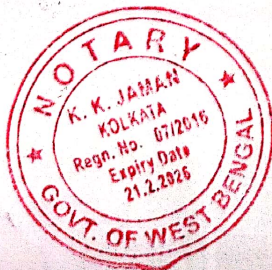
RUPALEKHYA INFRASTRUCTURES PVT. LTD.

[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 25th Day of August, 2023.



Signature attested
on Identification
[Signature]
Kazi Khalekujjaman
Notary, Govt. of West Bengal
Regd. No.:07/2016
Kolkata

25 AUG 2023

RUPALEKHYA INFRASTRUCTURES PVT. LTD.

[Signature]
Deponent
DIRECTOR

Identified by me

[Signature]
Advocate

Shipore Judge Court
F/2058/1975/2019