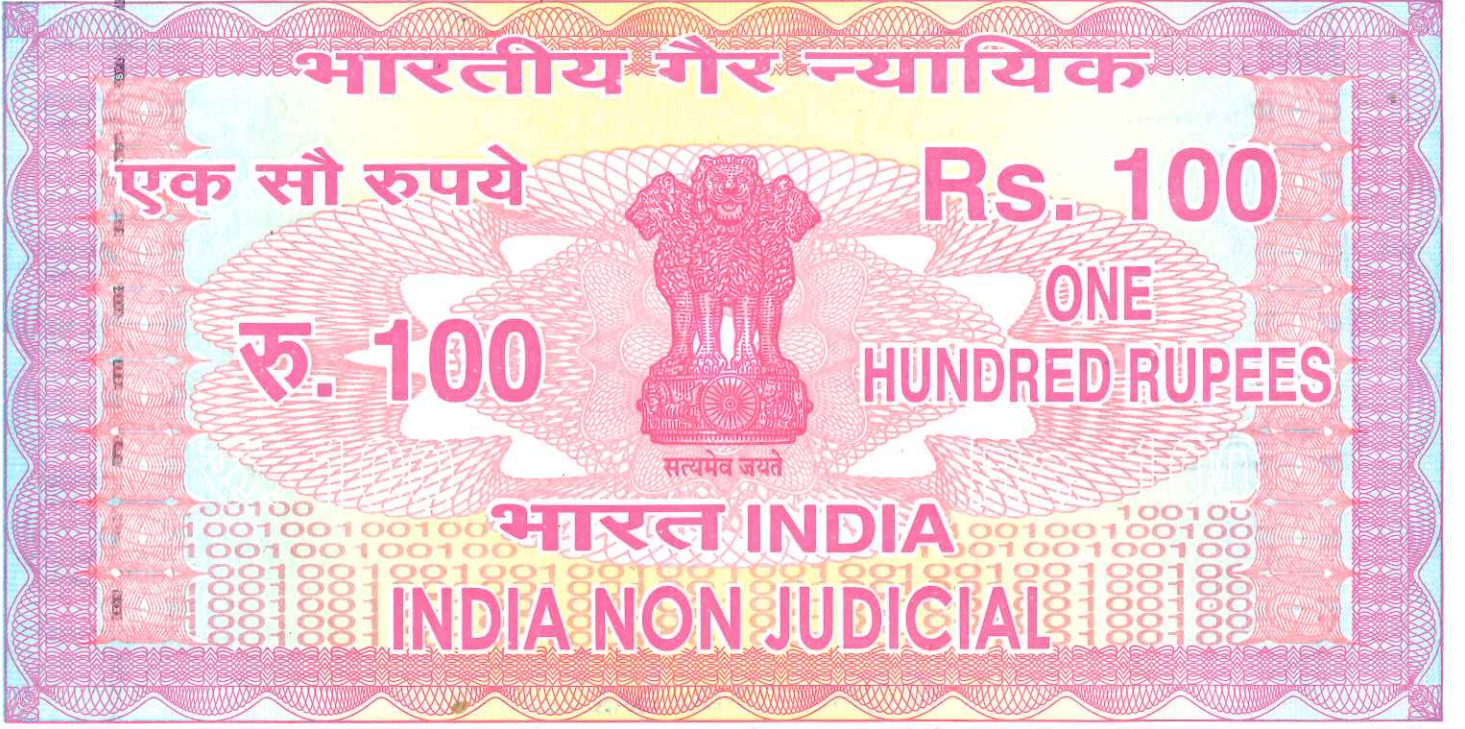


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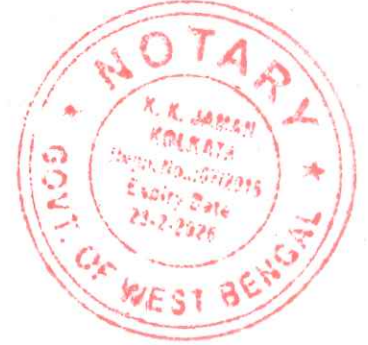


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 334023



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rishi Todi, Partner of Purti NPR Developers LLP (herein after referred to as the Promoter), the promoter of the proposed project duly authorised vide its Resolution dated 15th June, 2023.

I, Rishi Todi, son of Shri Pawan Kumar Todi, aged - 43 years, R/o Todi Niket, 2, Queens Park, VTC Ballygunge, P.O: Ballygunge, Kolkata- 700019, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That New Tech Conclave Private Limited and 27 (Twenty Seven) others 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 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.

20 JUN 2023

29791

Purta NPR Developers LLP.
1, Lu Shan Sarani,
Kolkata 73.

Sold To.....
Name.....
Address.....
13 JUN 2023
Rs.....
**C.M.M.'s Court
2, Bankshall Street, Kol-1**

ABANISH KUMAR DAS
Gov. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol ,



3. That the time period within which the project shall be completed by promoter is 30th June, 2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

PURTI NPR DEVELOPERS LLP

 DESIGNATED PARTNER

Deponent
 (Purti NPR Developers LLP)

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 20 June day of 2023.

PURTI NPR DEVELOPERS LLP


 DESIGNATED PARTNER
 Deponent

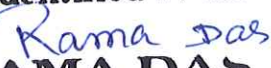
(Purti NPR Developers LLP)



20 JUN 2023

Signature attested
 on identification


 Kazi Kharekujamar
 Notary, Govt. of W.B
 Regn. No. 07/2016
 Kolkata

Identified by me

RAMA DAS
 Advocate
 Alipore Judges Court
 WB-1334/2001