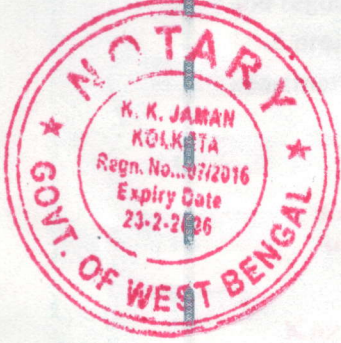
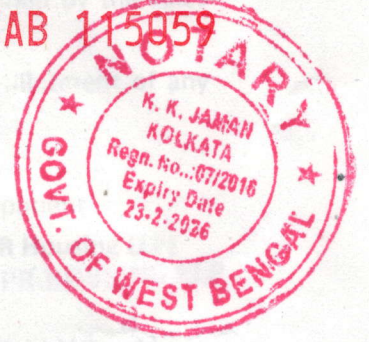


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

83AB 115859



BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA - 700 027



**Affidavit cum Declaration**

Affidavit cum Declaration of Mrs. Anuva Sinha, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17<sup>th</sup> March, 2023 ;

I, Anuva Sinha, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Rochita Constructions Private Limited 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 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.



03 MAY 2023



Sl. No. 20/2023 Date 28/04/2023

ননজুডিসিয়াল স্ট্যাম্প মূল্য ২০.০০ টাকা

28 APR 2023

ক্রমিক নং ২৮৪ তাং

নাম Belani NPR Housing LLP  
ঠিকানা 257/A Deshpande Shastri Rd

স্ট্যাম্প তেজার - শ্রী অলোক মণ্ডল ৫০/-৩৩

স্ট্যাম্প তেজার - শ্রী অলোক মণ্ডল  
যোগাযোগ - এ.ডি.এস.আর মাটেশ্বর, দঃ ২৪ পরগণা



BEFORE THE NOTARY  
ALPORA JUDGE'S COURT  
KOLKATA - 700 023



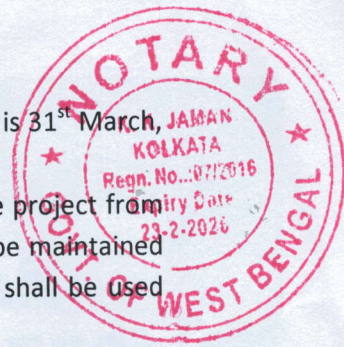
ARDEVIJAN Declaration  
I, Ardevijan, duly authorized by the promoter of the proposed project, vide my/their authorization dated 17th March, 2023, do hereby declare and state as under:  
1. Robi Construction Private Limited has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authorization of the promoter/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.



03 MAY 2023



3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> March, JAMAN KOLKATA 2028.
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.
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 prescribed 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.



Signature attester  
on identification

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

Identified by me  
*Rama Das*  
**RAMA DAS**  
Advocate  
Aipore Judges Court  
WB-1334/2001

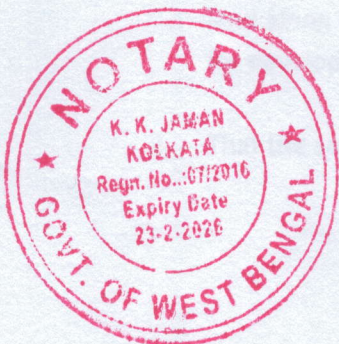
Deponent  
(Belani NPR Housing LLP)  
BELANI NPR HOUSING LLP

*Anuva Sinha*  
Authorised Signatory

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 2<sup>nd</sup> day of May, 2023.



Deponent  
(Belani NPR Housing LLP)  
BELANI NPR HOUSING LLP

*Anuva Sinha*  
Authorised Signatory

03 MAY 2023