

भारतीय गैर न्यायिक

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रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'A'

[See rule 3(2)]

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. Sanjeev Kumar Bansal son of Late Ram Saran Gupta of 27, Biplabi Trailokya Maharaj Sarani, 3rd Floor, Room No. 310, Kolkata – 700 001, as Designated Partner of M/s Riya Green Valley LLP having its registered office at 27, Biplabi Trailokya Maharaj Sarani, 3rd Floor, Room No. 310, Kolkata – 700 001 [promoter of the project];

I, Mr. Sanjeev Kumar Bansal Designated Partner of promoter M/s Riya Green Valley LLP do hereby solemnly declare, undertake and state as under:

1. That M/s Cornflower Mercantiles Private Limited & Others have a legal title to the land on which the development of the ongoing project being carried out
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700 001

Contd. P/2

30 AUG 2018

24 AUG 2018

Riya Greens Valley LLP
27, Dorabacore Road
KOL-1

22:00
253

INDIA NON JUDICIAL
FORM 'A'
[see rule 3(2)]
DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
FILED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit-cum-Declaration

Attorney at Law the son of Mr. Sanjeev Kumar Bansal son of Late Ram Saran Gupta
3rd Floor, Room No. 310, Kolkata - 700 001,
as Designated Partner of M/s Riya Green Valley LLP having its registered office at
3rd Floor, Room No. 310, Kolkata - 700 001
(promoter of the project)

Mr. Sanjeev Kumar Bansal Designated Partner of promoter M/s Riya Green Valley
LLP solemnly declare, undertake and state as under:

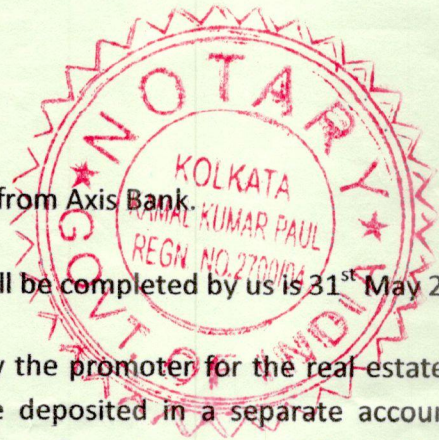
That M/s. Lower Mercantiles Private Limited & Others have a legal title to the
land on which the development of the ongoing project being carried out

and the authenticity of title of such land along with an authenticated copy
of the agreement between such owners and promoter for development of the real
estate project is enclosed herewith.

Contd. P/2

RAJAL KUMAR RAJ
NOTARY GOVT OF INDIA
CLM's Court
3 & 3 Rashid Street
Kolkata-700 001

24 AUG 2018



2. That the said land is encumbered by project loan from Axis Bank.
3. That the time period within which the project shall be completed by us is 31st May 2019.
4. That seventy percent 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 by the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have 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 any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

RIYA GREEN VALLEY LLP
Sajeev U. Das.
Partner / Designated Partner
Deponent

Verification

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

Date: 27.08.2018

Place: Kolkata

Sajeev U. Das.
Deponent

Identified by me
[Signature]
Utpal Sen Chowdhury
Advocate
C.M.M. Court, Kol-1

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 001

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

[Signature]
KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

30 AUG 2018