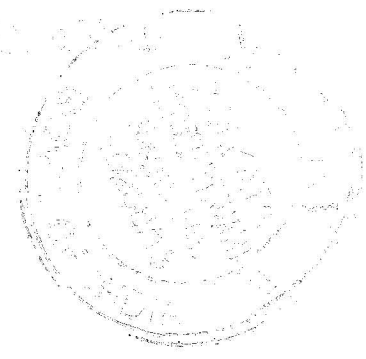


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**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **M/S. RITURAJ CONSTRUCTION LLP**, having its Registered office at 207, A.J.C. Bose Road, P.O: Circus Avenue, P.S: Beniapukur, District: South 24 Parganas, Kolkata-700017, being promoter of the proposed project/duly having developing right given by the owners of the proposed project, by virtue of registered Development Agreement dated 02<sup>nd</sup> day of August, 2016 and represented by its designated Partner namely Mr. Raj Vardhan Patodia S/o, Late Gopal Prasad Patodia working for gain at 3A, Auckland Place, 10th Floor, Kolkata - 700 017.

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Signature  
Date: 18/08/17  
Name: Raj Vardhan Patodia  
Address: 3A, Auckland Place, 10th Floor, Kolkata - 700 017

**M/S. RITURAJ CONSTRUCTION LLP**, the Developer of the proposed project/duly having right to develop given by the owners namely **Alok Towers Private Limited**. having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station-Bhawanipore, Post Office – Elgin Road Kolkata-700020, & **21** Companies of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Alok Towers Private Limited & other 21 Companies**, (the land owners) have legal title to the land on which the development of the proposed project is to be carried out.

AND

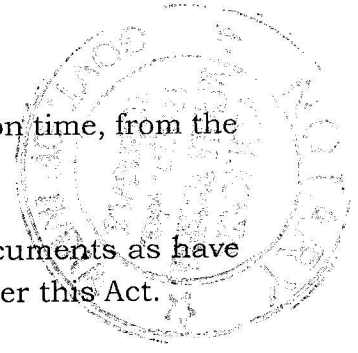
A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the land is free from all encumbrances
3. That the time period within which the project shall be completed by the promoter is 5 years upto 31<sup>st</sup> December, 2025 for Phase-I.
4. That seventy percent of the amount 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 after it is certified by the engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project 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.

LEENA TEWARI  
NOTARY  
Regn. No. 10188/13  
C.M. & Co.  
Kolkata - 700 001

13 APR 2021

7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under this Act.
9. That the Promoter shall not discriminate against any allottee to the timed of allotment of any apartment, plot or building as the case may be, on any grounds.



**Rituraj Construction LLP**

*[Signature]*  
Designated Partner

Deponent

Verification

The contents of the Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

Verified by me at Kolkata on this 13<sup>th</sup> day of April, 2021

**Rituraj Construction LLP**

*[Signature]*  
Designated Partner

Deponent

BEKHA TEWARI  
NOTARY  
Forn. No. - 10260/18  
C.M.M.'s Court  
Kolkata - 700 001

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