

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AA 189400

FORM-A
[see rule 3(2)]

Affidavit cum declaration of M/s RISHINOX BUILDWELL LLP promoter of the proposed project/ vide its authorization dated 30th May 2018 and its Power of Attorney dated 13.08.2018

M/s RISHINOX BUILDWELL LLP promoter of the proposed project hereby solemnly declare undertake and state as under:

1. That A.) RISHI TRADECOM PRIVATE LIMITED B) ASAL DEALCOM PRIVATE LIMITED C) ATITHI TRADECOM PRIVATE LIMITED D) NIKHIL VINIMAY PRIVATE LIMITED E) ORANGESKY DEALERS PRIVATE LIMITED F) POWERFUL TRADECOM PRIVATE LIMITED G) ACTUAL COMMOMODEAL PRIVATE LIMITED H) LIFEMAKE REAL ESTATES PRIVATE LIMITED I) NIRMALKUNJ DEALCOMM PRIVATE LIMITED J) LOOKLIKE DEALCOM PRIVATE LIMITED has a legal title to the land on which 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 the development of the real estate project is enclosed herewith.

2.. That details of encumbrances (Construction Loan from M/S Rollon Investments Private Limited) including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter is 5 years.

4. That Seventy percent of the amounts realized by the promoter for 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 accountants and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.

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 regulations made under the Act.

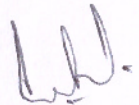
9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or buildings as the case may be, on any grounds.

Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there form

Verified by me at KOLKATA on this 21st day of Sep. 2018



Deponent