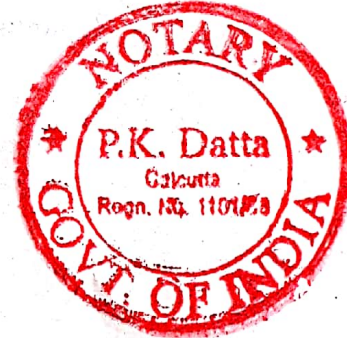
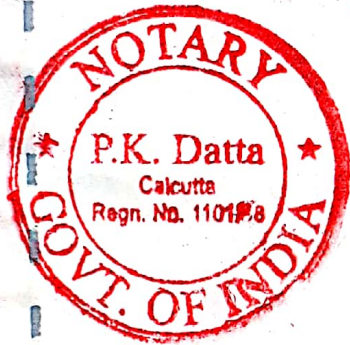


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 179337



FORM - A
[see rule 3(2)]

Affidavit cum declaration of Mr. M.K VENKATRAMAN duly authorized by M/s RISHINOX BUILDWELL LLP promoter of the proposed project/ vide its authorization dated 25th APRIL, 2017 and its Power of Attorney dated 11th AUGUST, 2017.

I, M.K VENKATRAMAN Son of M.S KRISNAMOORTHY aged 54 years No.7 Padmalaya Flats, 8/16, 1st Street, East Abiramapuram, Mylapore, Mylapore H.O, Chennai, Tamil Nadu-600004 is duly authorized by the promoter do hereby solemnly declare, undertake and state as under:

1. That 1)MUCHMORE VINIMAY PRIVATE LIMITED 2) JANNAT TRADECOM PRIVATE LIMITED 3) WELTIME TIE-UP PRIVATE LIMITED 4) MEANTIME DEVELOPERS PRIVATE LIMITED 5) DHANAASHA HOMES PRIVATE LIMITED 6) LABHESHWARI RESIDENCY PRIVATE LIMITED 7) VISHNUDHAM TRADECON PRIVATE LIMITED 8) DELIGHT VINTRADE PRIVATE LIMITED 9) JAGVANDANA COMMODEAL PRIVATE LIMITED 10) MODAKPRIYA PLAZZA PRIVATE LIMITED 11) KHUSHBOO TRADECON PRIVATE LIMITED 12) KAILASHDHAM DEALCOM PRIVATE LIMITED 13) MORIYA ENCLAVE PRIVATE LIMITED 14) FUNIDEA TOWERS PRIVATE LIMITED 15) SAFAL TRADECOM PRIVATE LIMITED 16) ANCHDHAN VYAPAAR PRIVATE LIMITED 17) PRANIT VINIMAY PRIVATE LIMITED 18) KARAN VINIMAY PRIVATE LIMITED 19) MEANTIME DEALCOM PRIVATE LIMITED 20) ASPIRE DEALERS PRIVATE LIMITED 21) MANINAGAR DEALCOM PRIVATE LIMITED 22) AAREN VINIMAY PRIVATE LIMITED 23) PRIMARY COMMODEAL PRIVATE LIMITED 24) OVERGROW PLAZZA PRIVATE LIMITED 25) NIRMALKUNJ HIGHRISE PRIVATE LIMITED 26) MANGALNAYAK HOMES PRIVATE LIMITED 27) HIGHVIEW VINIMAY PRIVATE LIMITED 28) TEENLOK NIRMAN PRIVATE LIMITED 29) AANYA COMMOTRADE PRIVATE LIMITED 30) MAKELIFE PROMOTERS PRIVATE LIMITED 31) MURLIDHAR DEALCOM PRIVATE LIMITED 32) ROSELIFE PLAZZA PRIVATE LIMITED 33) RANGARANG DEALCOM PRIVATE LIMITED 34) LINKSTAR

P. K. Datta
Notary
Regn. No.: 1101/88
C.M.M.'s Court
8 & 3, Bankshall Street
Calcutta - 700 004

29 MAY 2019

Paid To.....
 Name.....
 Address.....
 Rs..... - 4 FEB 2019
 C.M.M.'s Court,
 2, Bankshall Street, Kol-1

UPPOP
 Rishinoy Build wella

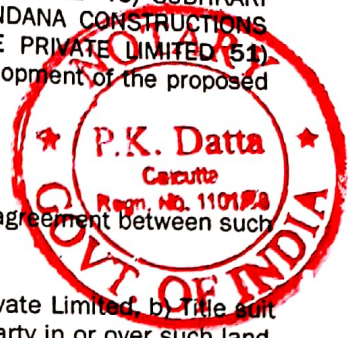
DR. Taleria
 Sankul

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M.'S Court
 2, Bankshall Street, Kol - 1

APPARTMENTS PRIVATE LIMITED 35) LAXMIDHAN VINCOM PRIVATE LIMITED 36) LABHESHWARI COMMODEAL PRIVATE LIMITED 37) KESARINANDAN VYAPAR PRIVATE LIMITED 38) KAILASHDHAM RESIDENCY PRIVATE LIMITED 39) FUNIDEA DEALCOMM PRIVATE LIMITED 40) DHANAASHA COMMODEAL PRIVATE LIMITED 41) ARROWLINE COMMODEAL PRIVATE LIMITED 42) APNAPAN TRADECOM PRIVATE LIMITED 43) LINKPLAN RESIDENCY PRIVATE LIMITED 44) MITHIL TRADECOM PRIVATE LIMITED 45) BLUESNOW NIKETAN PRIVATE LIMITED 46) SUBHKARI DEALCOM PRIVATE LIMITED 47) BRIJDHARA TRADECOM PRIVATE LIMITED 48) JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED 49) DEEPSHIKA VINCOM PRIVATE LIMITED 50) BOSSLIFE ENCLAVE PRIVATE LIMITED 51) NIRMALMAYA COMMODEAL 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 [a) Construction Loan from M/S Rollon Investments Private Limited, b) Title suit No. 37 of 2018 at Barasat] 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 26.05.2024.

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.

6. That the amounts from the separate account shall be with 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
(M.K. Venkataraman)

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 29th day of MAY, 2019.


Deponent
(M.K. Venkataraman)
Identified by
Niraj Kishor Singh
Adv.

Solemnly Affirmed &
Declared before me
Identification by advocate

P. K. Datta
Notary
Regn. No.: 1101/90
C.M.M.'s Court
2 & 3, Bankshall Street
Kolkata - 700 001

P. K. DATTA
Notary

29 MAY 2019