

# Arokya Niwas Private Limited

Registered Office :  
Godrej Genesis Building, 2nd Floor, Block EP & GP  
Sector - V, Salt Lake Electronics Complex, Kolkata - 700091  
Phone : +91-33 4004 - 9900, Fax : +91-33 2357 - 9671  
CIN : U70102WB2013PTC195383  
E-mail : arokyaniwas@simoco.net

Declaration of Mr. Alope Kumar Das ,son of Late Anil Das residing at Swagatam,1201/A,Banomali Paul Road,Chandannagar,Hooghly,PIN Code-712136 ,duly authorized by the promoter "Arokya Niwas Private Limited (CIN:U70102WB2013PTC195383) (PAN:AALCA7871M) of the proposed project, vide its authorization dated 23<sup>RD</sup>.February,2015.

I, Mr. Alope Kumar Das ,son of Late Anil Das residing at Swagatam,1201/A,Banomali Paul Road,Chandannagar,Hooghly,PIN Code-712136 ,duly authorized by the promoter "Arokya Niwas Private Limited" of the proposed project do hereby solemnly declare,undertake and state as under :

- 1.That Nabadwip Municipality owning pieces of land in Mouza -Nabadwip , J.L.no.20 P.O.& P.S.-Nabadwip,District -Nadia,PIN Code- 741 302.
- 2.That the Nabadwip Municipality has decided and agreed upon to develop their land and construct 3 nos. G+IV buildings/blocks ,consisting of 129 nos affordable 1/2/3 BHK Apartments and 40 nos. Shops/Commercial area.
- 3.That the Nabadwip Municipality has appointed 'Arokya Niwas Pvt. Ltd.' as Promoter of the proposed project and accordingly executed Development Agreement and registered at D.S.R-I, Hooghly.
- 4.That We,the Developer are selling , marketing and collecting payment as per Development Agreement.
- 5.That the construction work was started on 16.09.2016 ,long before 31.05.2018
- 6.That there are 3 Blocks/Buildings of G+IV in the project.Each Block/Building 1 consists of 56 nos. Apartments ,Block/Building 2 of G+IV consists of 56 nos Apartments and Block/Building 3 consists of 60 nos. Shops/Commercial areas
7. That we do confirm that out of 129 Apartments,11 have been allotted to different Allottees till date and out of 60 Shops/Commercial area 1 no.allotted till date.

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Arokya Niwas Private Limited

*Alope Kumar Das*

Authorised Signatory

8. That out of 12 Allotments, allotment of 7 apartment and 1 shops/commercial area had been given prior to 01.06.2018 and four Allotments have been given after 01.06.2018 and 1

9. That we have executed Sale Agreement with each Allottee. As per terms and conditions of Sale Agreement the delivery period is 48 months from the date of allotment.

10. That as per terms and conditions of Sale Agreement the promoter is liable to pay compensation @ Rs.5.00 per sq. ft per month for the period of delay in delivery. The compensation amount will be paid/adjusted alongwith final payment.

11. That we have attached following documents alongwith this declaration:-

- a. Details of the booking like name of the allottees, flat no., amount received with date, duly certified by the Chartered Accountant.
- b. Account no. and name of the bank branch, IFS Code with address where the amount received from the allottees is deposited.
- c. Photocopy of Audited Balance Sheet of Arokya Niwas Private Limited.
- d. Photocopy of authentic document from the competent Engineer/Architect on progress of the project.
- e. Certified copy of withdrawal of fund of the project duly certified by an Engineer/Architect and Chartered Accountant in practicing that the withdrawal is in proportionate to the percentage of completion of the project as required u/s 4(2)(D) of WBHIRA.

13. That the statements made above are true to the best of my knowledge and belief.

Arokya Niwas Private Limited



Authorised Signatory  
Declarant

Date: 22.12.2020