

ALLOTMENT LETTER

To,

Sub: Allotment of flat in the project - "RAMESHWATI RESIDENCY" at Amalgamated Holding No.- 16, Street name, No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District of North 24 Parganas.

Dear madam/sir,

This is in pursuance to your request for the allotment of a Flat.

In response to your request we (hereinafter called the "SELLER") have agreed to allot to you the flat No.....on the.....floor of the proposed building and containing by ad-measurement an area of aboutsq.ft. carpet area be the same a little more or less of the said premises. (hereinafter referred to as the FLAT) along with apace containing by ad-measurement an area of.....sq.ft. built up for parking one medium sized motorcar on the ground floor of the new building, for a total consideration of Rs...../- (Rupees.) only. Out of the above you have made payment of an amount of Rs./- (Rupees.) only vide cheque no..... drawn on Branch Kolkata dated.....as application amount.

The entire consideration amount is to be paid as per agreement from time to time.

Time in this regard is the essence.

Thanking You,

With regards

(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

We, **(1) MR. MADAN MOHAN GUPTA**, son of Late Rameshwar Gupta, **(2) MRS. RITA GUPTA**, wife of Sri Madan Mohan Gupta & **(3) MR. MANTHAN GUPTA**, son of Sri Madan Mohan Gupta, all are by faith - Hindu, by occupation- Business, by Nationality- Indian, all are the permanent residents of CLUB TOWN GARDEN, 12, M.M. Feeder Road, BL-18, L-2, FL-2B, P.O.- Ariadaha, P.S.- Belghoria, Kolkata- 700057, District- North 24 Parganas, West Bengal, the Directors of “**RAMESHWATI REALTORS PRIVATE LIMITED**”, a private Limited Company within the meaning of the Companies Act., 1956, having its office address at 5, Kumud Ghoshal Road, P.S.Belghoria, P.O.- Ariadaha, Kolkata 700057, District North 24 Parganas (hereinafter referred to as the Promoter) Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

2.

1. That the agreement for sale/builder buyer agreement of our project "RAMESHWATI RESIDENCY" at Amalgamated Holding No.- 16, Street name, No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District of North 24 Parganas, West Bengal is in accordance to Annexure-A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.

2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021, the provisions of the said Act & rules shall prevail in those cases.

4. That if any contradiction arises in the future the Deponent will be responsible for it.

Deponents

Identified by,

Advocate

AFFIDAVIT

Re: Project "RAMESHWATI RESIDENCY" at Amalgamated Holding No.- 16, Street name, No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District of North 24 Parganas, West Bengal.

Affidavit of **(1) MR. MADAN MOHAN GUPTA**, son of Late Rameshwar Gupta, **(2) MRS. RITA GUPTA**, wife of Sri Madan Mohan Gupta & **(3) MR. MANTHAN GUPTA**, son of Sri Madan Mohan Gupta, all are by faith - Hindu, by occupation- Business, by Nationality- Indian, all are the permanent residents of CLUB TOWN GARDEN, 12, M.M. Feeder Road, BL-18, L-2, FL-2B, P.O.- Ariadaha, P.S.- Belghoria, Kolkata- 700057, District- North 24 Parganas, West Bengal, the Directors of “**RAMESHWATI REALTORS PRIVATE LIMITED**”, a private Limited Company within the meaning of the Companies Act., 1956, having its office address at 5, Kumud Ghoshal Road, P.S.Belghoria, P.O.- Ariadaha, Kolkata 700057, District North 24 Parganas (hereinafter referred to as the Promoter) Promoter of the project.

2.

We, **(1) MR. MADAN MOHAN GUPTA, (2) MRS. RITA GUPTA & (3) MR. MANTHAN GUPTA**, the Directors of “**RAMESHWATI REALTORS PRIVATE LIMITED**”. Being the promoter of the proposed project do hereby solemnly affirm and declare that we shall abide by the provisions contained in section 17 of the Real Estate (Regulation and Development) Act, 2016 read with clause (n) of section 2 relating to 'common area'.

VERIFICATION

The contents of my above affidavit are true and correct

Verified by me at Kolkata on this.....December, 2024.

Deponent

Identified by,

Advocate

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **(1) MR. MADAN MOHAN GUPTA**, son of Late Rameshwar Gupta, aged about 53 years, **(2) MRS. RITA GUPTA**, wife of Sri Madan Mohan Gupta, aged about 50 years, & **(3) MR. MANTHAN GUPTA**, son of Sri Madan Mohan Gupta, aged about 30 years, all are by faith - Hindu, by occupation- Business, by Nationality- Indian, all are the permanent residents of CLUB TOWN GARDEN, 12, M.M. Feeder Road, BL-18, L-2, FL-2B, P.O.- Ariadaha, P.S.- Belghoria, Kolkata- 700057, District- North 24 Parganas, West Bengal,, the Directors of **“RAMESHWATI REALTORS PRIVATE LIMITED”**, a private Limited Company within the meaning of the Companies Act., 1956, having its office address at 5, Kumud Ghoshal Road, P.S.Belghoria, P.O.- Ariadaha, Kolkata 700057, District North 24 Parganas, Being the promoter of the proposed project do hereby solemnly declare, undertake state as under:

2.

1. That the Owners have a legal title to the land on which the development of the proposed project at Amalgamated Holding No.- 16, Street name, No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District of North 24 Parganas, has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31th day of December, 2028.

4. That seventy per cent of the amount realized by 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 amount 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 amount 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.

7. That the promoter shall get the accounts audited within six month 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approval on time, from the competent authorities.

3.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.

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

VERIFICATION

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

Verified by me at Kolkata on thisDecember, 2024.

Deponent

Identified by,

Advocate