



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 826425



FORM-B
See Rule 3(4)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. M.K. VENKATRAMAN duly authorised by M/s RISHINOX BUILDWELL LLP promoter of the project / vide its authorization dated 14th November, 2022.

I, M.K. VENKATRAMAN son of Late Shri M.S.KRISHNAMOORTHY aged 56 years R/o No. 7 Padmalaya Flat, 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) 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 COMMDEAL 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) PANCHDHAN VYAPAAR PRIVATE LIMITED
- 17) PRANIT VINIMAY PRIVATE LIMITED
- 18) KARAN VINIMAY PRIVATE LIMITED
- 19)

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO. 13801
High Court Calcutta

26 NOV 2022

113850

No. Sold to
Address
Rs.
Date 19 OCT 2022

*Trishina Bai Patel 22P
306 Bazarhat New Town Moh-156*

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

[Handwritten signature]



MEANTIME DEALCOM PRIVATE LIMITED 20) ASPIRE DEALERS PRIVATE LIMITED 21) MANINAGAR DEALCOM PRIVATE LIMITED 22) AAREN VINIMAY PRIVATE LIMITED 23) PRIMARY COMMOMODEAL 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 APPARTMENTS PRIVATE LIMITED 35) LAXMIDHAN VINCOM PRIVATE LIMITED 36) LABHESHWARI COMMOMODEAL PRIVATE LIMITED 37) KESARINANDAN VYAPAR PRIVATE LIMITED 38) KAILASHDHAM RESIDENCY PRIVATE LIMITED 39) FUNIDEA DEALCOMM PRIVATE LIMITED 40) DHANAASHA COMMOMODEAL PRIVATE LIMITED 41) ARROWLINE COMMOMODEAL 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 COMMOMODEAL PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out.

AND

1. a) legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That detail of Encumbrances: the Project land of Rishi Pranaya (Project) has been mortgaged by the developer, Rishinox Buildwell LLP (Mortgagor/Borrower) in favour of State Bank Of India with respect to the facilities sanctioned for Phase -I (Tower-1 and Tower -2) of the Project. The Mortgagor/Borrower has not availed any facilities from State Bank Of India or any other Bank or any other NBFC, for Phase II (Tower 3 and Tower 4) of the Project as on date.

2. That the time period within which the project shall be completed by promoter is ^{31st} October, 2026 (Project Completion Date).
3. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and will be used only for that purpose. (Account Name:Rishinox Buildwell LLP, Bank: SBI, Branch: SME New Alipore, Account Number: 00000040488170682, IFSC Code: SBIN0012305)
4. That the amounts from the separate account, to cover the cost of the project, will be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account is withdrawn only 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 promoter will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal is in compliance with the proportion to the percentage of completion of the project.
6. That promoter has taken all the pending approvals on time, from the competent authorities.

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7. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.

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

RISHINOX BUILDWELL LLP

Deponent

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 this 26th day of November, 2022.

RISHINOX BUILDWELL LLP

Deponent

Solemnly Affirmed and sworn to
before me on Identification
CHITTARANJAN GHOSH
Regn. No - 13801/31.12.18

Notary

CHITTARANJAN GHOSH

Advocate cum Notary

E WB 235/2005

REGN NO.- 13801

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