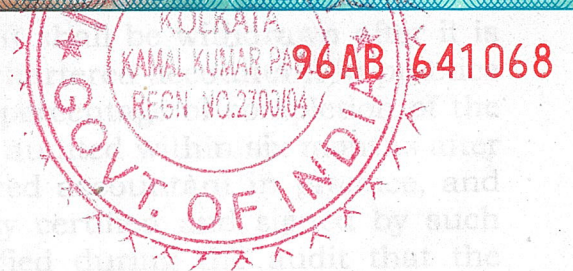


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Affidavit cum Declaration

Affidavit cum Declaration of Sudipta Halder, son of Sanat Kumar Halder, aged about 43 years, R/o Vill. Puratan Bazar, Diamond Harbour, Dist. South 24 Parganas, Pin-743331, duly Authorised Signatory by the promoter Allotrope (India) Pvt. Ltd. of the proposed project 'La-Vita' at Mouza- Ramkrishnapur (J.L. No.70) under P.S. Bishnupur, Dist. 24 Parganas (South) Pin-743 503, vide its authorization dated 03.09.2024.

I, Sudipta Halder, as Authorised Signatory of the promoter of the project 'La-Vita' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That the Promoter herein and Ripple Tradecom Private Limited have a legal title to the land on which the 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 owners and promoter for development of the real estate project is enclosed herewith.

contd...2

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
2 & 3 Bankshall Street
Kolkata-700001

ALLOTROPE INDIA PVT. LTD
Sudipta Halder

7 SEP 2024

Authorised Signatory / Director

15924

U. _____ DATEI Advocate
SOLD TO _____
OF _____
RS. _____
B.C. Laha
Bipore Judges Court, Kol-21
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMPER
NO. 351RS2016

20 MAY 2024

20 MAY 2024

Alloavit cum Declaration

Alloavit cum Declaration of Sudip Halder, son of Sanat Kumar Halder, aged _____ years, R/o Will Paratan Bazar, Diamond Harbour, Dist. South 24 Parganas, Pin-743381, duly Authorized Signatory by the promoter Allottee (Name: _____ Ltd. of the proposed project 'Sa-Vita' at Mohan Parkrishnapur (U.T. No. 70) under P.S. Bishnupur, Dist. 24 Parganas (South) Pin-743 503, vide authorization dated 03.09.2024.

The said Halder, as Authorized Signatory of the promoter of the project 'Sa-Vita' hereby on behalf of the promoter solemnly declares, undertake and agree under:

1. The promoter herein and his/her/their/their Private Limited have a legal title to the land on which the development of the proposed project is to be carried out.

2. The promoter herein and his/her/their/their Private Limited have a legal title with authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

KAMAL KUMAR BAJA
SOLICITOR GENERAL OF INDIA
Regd. No. 10004
C.M.J.S. Court
& S. Barabhai Street
Kolkata-700017

17 SEP 2024

(2)

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by the promoter is 31st December 2027.

That seventy per cent of the amounts realised 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.

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.

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 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 accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

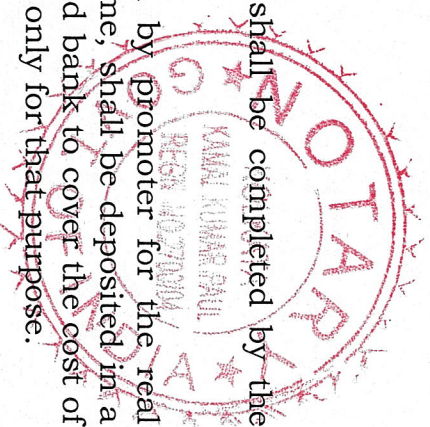
That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That promoter shall not discriminate against any allottee at the time of allotment of any apartment, 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 this 17th day of September, 2024.



IDENTIFIED BY ME

P. G. SHARMA
Advocate

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Js' Court
& 3 Bankshall Street
Kolkata-700001

17 SEP 2024

ALLOTROPEDIA PVT. LTD.

Sudipta Halder
Authorised Signatory / Director

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn. No.-2700/04