

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



WEST BENGAL

79AB 182192

Before the Notary, Govt. of W.B.

FROM - B

[See Rule 3(4)]

Affidavit cum Declaration

"ROHRA DEVELOPERS PVT.LTD". (PAN - AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055 (1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA both sons of Late Tirath Das Rohra, both by faith- Hindu, both by occupation- Business, both are residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare , undertake and state as under:

29 MAR 2023



ক্রমিক নং..... ৪০৪০

13 JAN 2023

তারিখ .....

ক্রয়ক্রয় .....

**Rajib Mondal**  
Advocate

গ্রাম.....

Sealdah Court, Kol- 14

মূল্য.....

ভেদভার.....

সেগঙ্গা এ ডি. পস, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ .....

মোট মূল্য.....

ক্রয়কারী অফিস - বারাসাত

ভেদভার. মোঃ নজরুল ইসলাম



Before the Hon'ble Court of W.B.

FROM - B

[See Rule 3(A)]

Amivav cum Declaration

ROHRA DEVELOPERS PVT.LTD. (PAN - AAECR3883M) a company incorporated under the Companies Act, 1956, having its registered office at 73 Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055 (1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA son of Late Tirth Das Rohra, both by father- Hindu, both by occupation- Business, both are residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, promoter of the proposed project / duly authorized by the promoter of the proposed project to hereby solemnly declare, undertake and state as under.

29 MAR 2023



1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

AND

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.

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

3. That the time period within which the project shall be completed by me/promoter is 01.04.2027.

4. That seventy percent of the amounts realised by me / 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 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 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 I/ promoter 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.

29 MAR 2023





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

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

9. That I/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.

ROHRA DEVELOPRS PVT. LTD.

*Joginder Kewar*  
Director

ROHRA DEVELOPRS PVT. LTD.

*Harjit Kaur*  
Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at **Kolkata** on this **24th** day of **March 2023**

ROHRA DEVELOPRS PVT. LTD.

*Joginder Kewar*  
Director

ROHRA DEVELOPRS PVT. LTD.

*Harjit Kaur*  
Director

Deponent

*Dipankar Ch. Das*  
*Asst. Registrar*  
*Registrar's Court.*

Solemnly Affirmed  
& Declared before me  
on Identification

*R. Majumdar*

R. MAJUMDAR  
NOTARY  
REGN. NO.- 13/02

29 MAR 2023