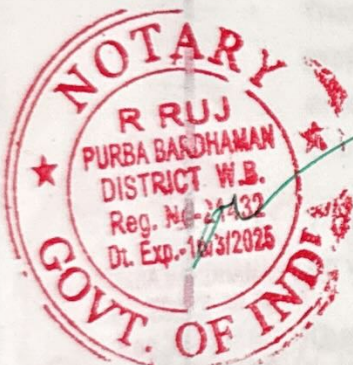


Sl No. 1812 Dt. 16 JAN 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AC 497174



R. TRADERS
Bishwa Nath
PARTNER

Signed in my presence
& identified by me.

Notary

Before The Notary Public at Burdwan

Affidavit cum Declaration

Affidavit cum Declaration of "R TRADERS" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 60 Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101, having PAN. AAXFR5453M; represented by its AUTHORIZED PARTNER namely SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969), S/o Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101; having PAN. ACYPR0765K; do hereby solemnly declare, undertake and state as under:

RISAV RUJ
NOTARY

KHALIBILL MATH, 2nd LANE
PURBA BARDHAMAN DISTRICT, WB
REGD. NO-21432

16 JAN 2025

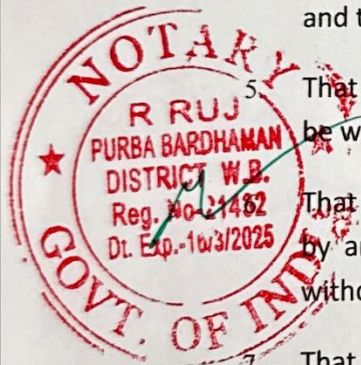
R. TRADERS

Biswajit Palit
PARTNER

Signed in my presence
& identified by me

Advocate

1. That the promoters have a legal title by a **Development Agreement with Development Power of Attorney** to develop the land which belongs to **RANU DUTTA, RUNA MITRA AND RUPA PALIT** on which the development of the proposed project "**SIVARANI VILLA**" is to be carried out 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 the promoter is 04/10/2027.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
7. That the 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 utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



RISAV RUJ
NOTARY
KHALUBILL MATH, 2nd LANE
PURBA BARDHAMAN DISTRICT, WB
REGD. NO-21482

16 JAN 2025

10. That the 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.

R. TRADERS

Bhuvanendra Deb

PARTNER

Deponents

Signed in my presence
& identified by me

Swaraj Kr. Mukhopadhyay
Advocate, Burdwan Dist. Court
Enrolment No-WB/442/1995

Advocate

16.01.25

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified by me at Burdwan on this day of DECEMBER, 2024.

R. TRADERS

Bhuvanendra Deb

PARTNER

Deponents

Signed in my presence
& identified by me

Swaraj Kr. Mukhopadhyay
Advocate, Burdwan Dist. Court
Enrolment No-WB/442/1995

16.01.25



RISAV RUJ
NOTARY
KHALIBILL MATH, 2nd LANE
PURBA BARDHAMAN DISTRICT, W.B.
REGD. NO-21432

16 JAN 2025