



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



**Affidavit cum declaration**

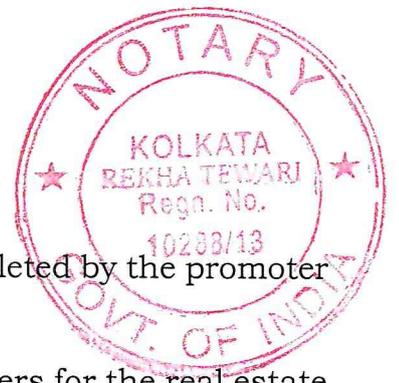
Affidavit cum Declaration of Mr. Ravi Khaitan being represented of the promoter of the proposed project vide its authorisation dated 06<sup>th</sup> August 2024.

I, Ravi Khaitan, son of Late Nirmal Kumar Khaitan, aged about 47 years, residing at 152/2, Block-B, Bangur Avenue, Kolkata -700 055, being representative for the promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Aashirbaad Realcon Private Limited and others (Annexure-1) have a legal title to the land on which the development of the project is proposed and a legally valid authentication of the 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.

  
REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

28 JAN 2025



3. That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> December 2028.
4. That seventy per cent of the amount realised by the promoters for the real estate project from the allottees from time to time, shall be deposited in a separate account in the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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 ground.

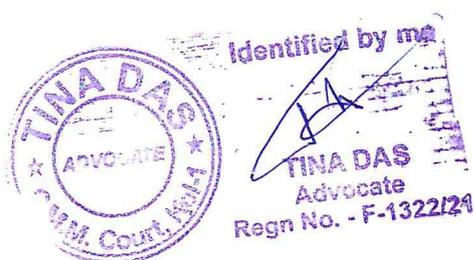
DTC PROJECTS PVT. LTD.

*Kai Khasi*  
Deponent  
Authorised Signatory

### Verification

The content of my above affidavit cum declaration are true and correct and nothing material has been cancelled by me therefrom.

Verified by me at \_\_\_\_\_ on this day of \_\_\_\_\_.



REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

28 JAN 2025

*Kai Khasi*  
Deponent  
REKHA TEWARI  
NOTARY

REGN DT	DEED NO.	Company Name	DAG NO.	Purchased Area
27-02-2024	2658	Linkplan Properties Pvt Ltd	825	9.8736
27-02-2024	2658	Lucky Hirise Pvt Ltd	825	9.3024
27-02-2024	2658	Mangalymayee Realtors Pvt Ltd	825	3.8624
04-03-2017	2667	Aashirbad Realcon Pvt Ltd	808	10.288/19
04-03-2017	2691	Aswise Properties Pvt Ltd	825	10
04-03-2017	2687	Wavepool Developers Pvt Ltd	825	10
04-03-2017	2690	Primestar Realestate Pvt Ltd	825	10
04-03-2017	2663	Happyshop Construction Pvt Ltd	817	8.28
04-03-2017	2665	Quickheal Projects Pvt Ltd	814	10
04-03-2017	2689	Maxshine Developers Pvt Ltd	814	10
04-03-2017	2669	Welldream Developers Pvt Ltd	816	9.63
15/9/2017	5377	Macleen Developers Pvt Ltd	839	10
28/1/2022	1095	Floorable Construction Pvt Ltd	817	5.72
28/1/2022	1083	Nanomyte Construction Pvt Ltd	825	10
28/1/2022	1090	Maxrise Realtors Pvt Ltd	825	10
28/1/2022	1094	Mansland Realestate Pvt Ltd	825	10
28/1/2022	1085	Jaikrishna Realcon Pvt Ltd	825	10
28/1/2022	1086	Blue Doors Realty Pvt Ltd	825	10
28/1/2022	1084	Rshivansh Infracon Pvt Ltd	825	10
28/1/2022	1093	Nanomyte Developers Pvt Ltd	814	2
28/1/2022	1088	Nanomyte Developers Pvt Ltd	825	6
28/1/2022	1087	Opendoors Construction Pvt Ltd	808	6.5
28/1/2022	1091	Brightline Developers Pt Ltd	812	10
28/1/2022	1089	Sandpiper Realestate Pvt Ltd	812	8
06-08-2022	1092	Floorable Construction Pvt Ltd	816	3.37
06-08-2022	4353	Dreampark Infrasturcture Pvt Ltd	839	10
06-08-2022	4352	Mayabreast Projects Pvt Ltd	839	10
06-08-2022	4355	Rupman Realestates Pvt Ltd	839	5.25
06-08-2022	4356	Rupman Realestates Pvt Ltd	839	6.84
02-06-2023	2808	Linton Towers Pvt Ltd	825	10
02-06-2023	2808	Queen Dealers Pvt Ltd	825	10
02-06-2023	2808	Sagem Devcon Pvt Ltd	825	4
02-06-2023	2808	Panchvati Infracon Pvt Ltd	825	2
02-06-2023	2809	Zaljog Complex Pvt Ltd	815	10
02-06-2023	2809	Winsher Realtors Pvt Ltd	815	10
02-06-2023	2809	Panchvati Infracon Pvt Ltd	815	1.46
02-06-2023	2810	Sagem Devcon Pvt Ltd	825	6
02-06-2023	2810	Topmost Complex Pvt Ltd	825	10
02-06-2023	2810	Shivpariwar Developers Pvt Ltd	825	10
02-06-2023	2811	Motilal Hirise Pvt Ltd	825	5
06-05-2023	9503	DTC Projects Pvt Ltd	811	5.712
08-11-2023	11439	Thistle Complex Pvt Ltd	811	8.572

<b>Total</b>	<b>336.3724</b>
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