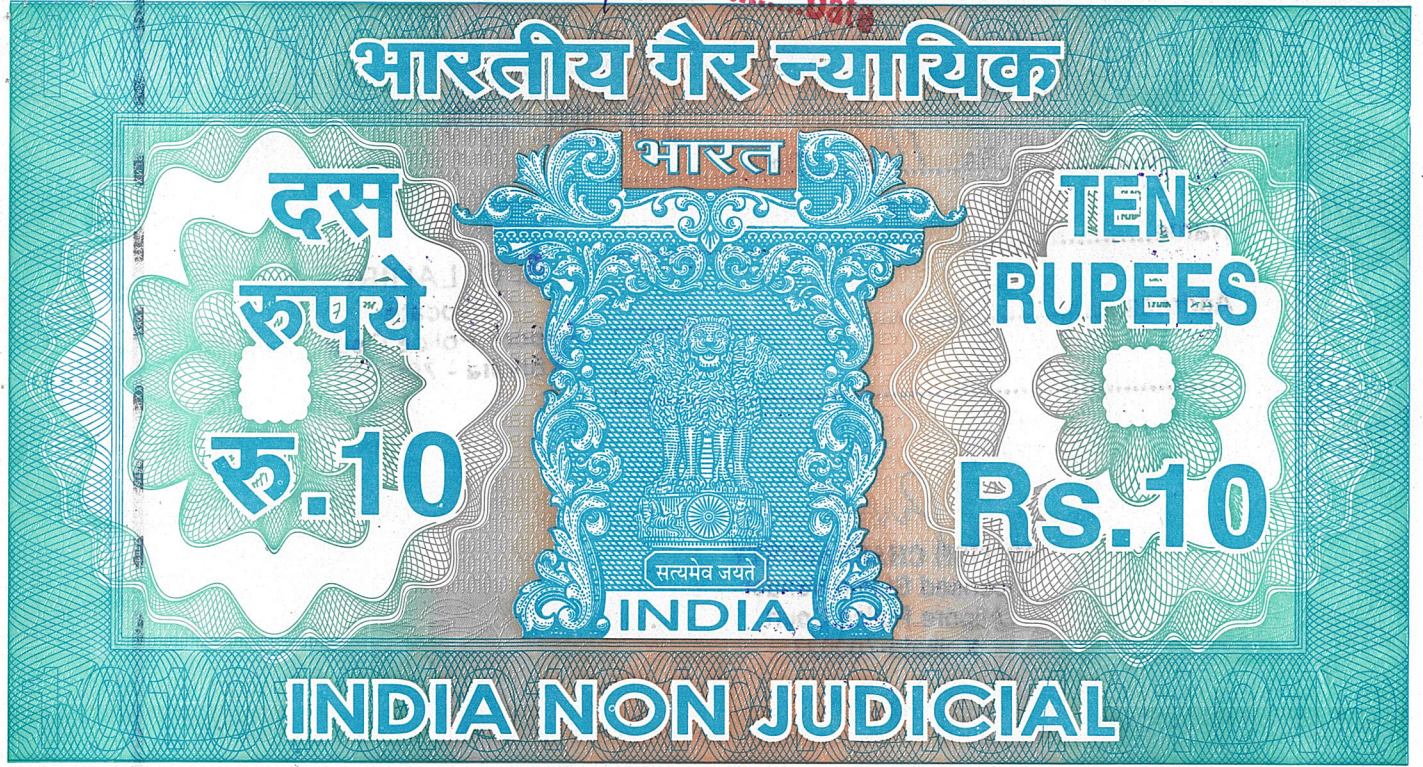


S. No. 138 Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 441939

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



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 Farganas, Pin-743331, duly Authorised Signatory by the promoter Allotrope (India) Pvt. Ltd. of the proposed project 'La-Vita Phase-II' 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 Phase-II' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That the Promoter herein, Ripple Tradecom Private Limited, Mr. Sushil Kumar Mohta and Mr. Saket Mohta 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.

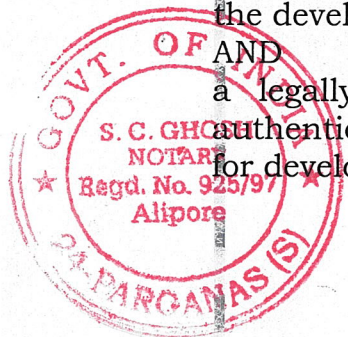
contd...2

ALLOTROPE INDIA PVT. LTD.

Sudipta Halder

Authorised Signatory / Director

12 NOV 2025



Sl. No. 2713 Rs. 10/- Date 30 JUL 2025

Name.....

Address.....

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

PRITISH CHAKRABORTY
Licensed Stamp Vendor
Alipore Police Court
Kolkata-700027



BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

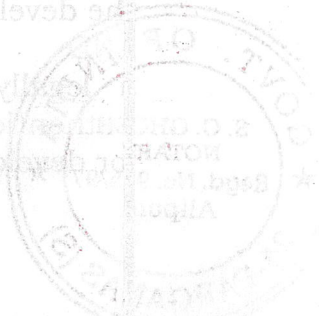
Attestation cum Declaration

I, Subrata 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 Altopore Pvt. Ltd. of the proposed project 'A-Vita Phase-II' at Mouza-Paraganapur (J.L. No.70) under P.S. Bishnupur, Dist. 24 Parganas (South) Pin-743 503, vide its authorization dated 03.09.2024.

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

That the Promoter herein, Ripple Tradecom Private Limited, Mr. Subhakar Mohan and Mr. Saket Mohan have a legal title to the land on which the development of the proposed project is to be carried out.

I hereby certify that the copy of the agreement between such owners and promoter of the real estate project is enclosed herewith.





(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 30th June 2028.

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.

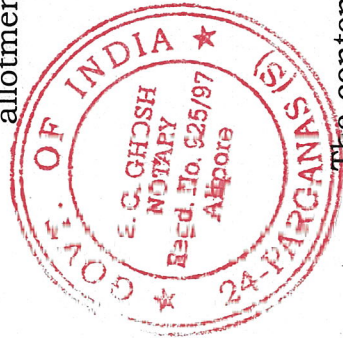
That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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.



ALLOTROPE INDIA PVT. LTD.

Sudipto Halder

Authorised Signatory / Director
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 this 12th day of November, 2025.

ALLOTROPE INDIA PVT. LTD.

Sudipto Halder

Authorised Signatory / Director
Deponent

ve GH
Solemnly Affirmed & Declared
before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97 Govt. of India

Identified by me

P. S. Ghosh
Advocate

12 NOV 2025