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पश्चिम बंगाल WEST BENGAL

99AB 228906

FORM 'B'

[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Rajesh Kumar Shaw, Proprietor of M/s. RK CONSTRUCTION promoter of the proposed project **SWEET HOME** at Municipal Holding No. 363, Natagarh Main Road, under Ward No. 33 of Panihati Municipality, R.S. & L.R. DAG NO.-1968, JL No. 15, Mouja-Natagarh, PS - Ghola, Dist: 24 Pgn (N), PIN - 700110, WB, India

I, Rajesh Kumar Shaw, Proprietor of M/s. RK CONSTRUCTION promoter of the proposed project **SWEET HOME** at Municipal Holding No. 363, Natagarh Main Road, under Ward No. 33 of Panihati Municipality, R.S. & L.R. DAG NO.-1968, JL No. 15, Mouja-Natagarh, PS - Ghola, Dist: 24 Pgn (N), PIN - 700110, WB, India, do hereby solemnly declare, undertake and state as under:



That I have legal title/right to the land on which the development of the project is proposed via Registered Deed of Conveyances in my favour being Deed No. 152407038 of 2023 AND Deed No. 152406994 of 2023, both registered at the Office of the ADSR Sodepur

26 SEP 2024

3417

23 SEP 2024

No
Name
Address
10/.....

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

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipor Police Court
Kolkata-700 027





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 31-12-2027
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



Rajesh Kr. Shaw
Deponent

Verification

I, Rajesh Kumar Shaw Son of Sattyanarayan Shaw Resident of BSS Road, near 16 Jewels Club, Nandibagan, Tarapukur West, Agarpara, PIN - 700109 do solemnly affirm that 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 on this 26th day of September, 2024

Solemnly Affirmed & Declared
before me on Identification

A. K. Sinha

A. K. Sinha, Notary
Alipore Judges/ Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

26 SEP 2024

Rajesh Kr. Shaw
Deponent

Identified by me
Jitendra
Signature