



পশ্চিমবঙ্গ পশ্চিমবঙ্গ
Before the Notary
Govt. of West Bengal
Burdwan District
Durgapur

WEST BENGAL

Mrs. Alabi Banerjee
Durgapur, Burdwan
Regn. No. 40/2007
Exp. Dt. 20.2.2027
Govt. of West Bengal

34AA 704558

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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 PRALOY BANERJEE**, duly authorized by the promoter of the proposed project "**RIDDHI APARTMENT**", vide his authorization date 4th November 2023

Sri PRALOY BANERJEE duly authorized by the promoter of the proposed project "**RIDDHI APARTMENT**", do hereby solemnly declare, undertake and state as under:

1. That **RIPRO HOMES** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owner **Mrs. CHAMPA MUKHERJEE** along with an authenticated copy of development agreement dated on 25th February 2022 and power of attorney dated on 28th March 2022 between such owner and promoter for development of the real estate project is enclosed herewith.

NOTARY
Mrs. Alabi Banerjee
Durgapur, Burdwan
Regn. No. 40/2007
Exp. Dt. 20.2.2027
Govt. of West Bengal

Mrs. Alabi Banerjee, Notary
Durgapur, Burdwan, W.B.
Regn. No. 40/2007 Govt. of W.B.

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 26/12/2026.
4. The seventy per cent of the amounts realized 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

RIPRO HOMES

Prady Banerjee
Partner

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 Durgapur on this 01st day of April 2024

RIPRO HOMES

Prady Banerjee
Partner
Deponent.

Identified by one
Joy Roy
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Atabi Banerjee
Mrs. Atabi Banerjee, Notary
Durgapur, Burdwan, W.B.
Regn. No. 40/2007 Govt. of W.B.

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