

21 JUN 2023

BEFORE THE NOTARY  
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

83AB 373786

Form- 'B'

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) MRS. RITA GUPTA, wife of Mr. Madan Mohan Gupta, aged about 50 years, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at CLUB TOWN GARDEN, 12, M.M. Feeder Road, P.O.- Ariadaha, P.S. - Belghoria, Kolkata- 700057, District - 24 Parganas (North) & (2) SRI SUBRATA SHIL, son of Sri Sunil Kumar Shil, aged about 52 years, by faith- Hindu, by occupation- Business, By Nationality- Indian, residing at 53, Uday Villa, Udbastu Pally, P.O. Kamarhati, P.S. Belghoria, Kolkata-700058, District- North 24 Parganas, West Bengal, the Partners of "RAMESHWAR CONSTRUCTIONS", a Partnership Firm, having its office address at 5, Kumud Ghoshal Road, P.S. - Belghoria, P.O.- Ariadaha, Kolkata - 700057, District - North 24 Parganas, Being the promoter of the proposed project do hereby solemnly declare, undertake state as under :



21 JUN 2023

ক্রমিক নং: 2924 তারিখ: 21-06-20

মলা: 170

ক্রেতা: T. Gupta, Advocate

ঠিকানা: Bomanji Court, 29/1/89

ডেপোর: Ranjit Puri

লাইসেন্স নং: ... ডেপোর  
কাশিপুর জমদার ... আর, অফিস  
বি

ডেপোরের নাম - সঞ্জিতা পাল

ট্রেজারির নাম :- বারাক

টি ডি নং: ...

স্টাম্প খরচের তারিখ: 13 JUN 2020

এ টি.ডি. নং মোট কত টাকায়

স্টাম্প খরচ কত টাকায়: 130000

স্বাক্ষরিত

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স্বাক্ষরিত ...



1. That the Owners have a legal title to the land on which the development of the proposed project at Premises No. 5, Chowdhury Para Road, P.S.- Beghoria, Kolkata- 700056, District of North 24 Parganas has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters 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 promoter is 23<sup>rd</sup> day of February, 2026.
4. That seventy per cent of the amount 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 amount 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 amount 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 promoter shall take all the pending approval on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed 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 of building, as the case may be, on any grounds.

#### 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 on this the 21<sup>st</sup> day of June, 2023

RAMESHWAR CONSTRUCTIONS

Rita Gupta  
Subrata Ghil  
Partner

Deponent  
Identified by:

*[Signature]*  
Advocate.



SOLEMNLY AFFIRMED  
&  
DECLARED BEFORE ME  
ON 21 JUN 2023

BHOLANATH SIL  
NOTARY R/NO-2282  
GOVT OF INDIA

21 JUN 2023