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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 139156

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

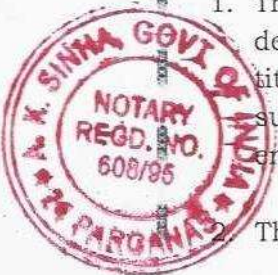
Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Julie Sarkar, Proprietor of M/s. REAL INDIA, promoter of the proposed "KABI SUKANTA" at 3, Kabi Sukanta Lane, Santoshpur, Kolkata - 700075, P.S. - Survey Park, P.O. - Santoshpur, under Ward No. 104, Borough - XI of KMC

I, Mrs. Julie Sarkar, Proprietor of M/s. REAL INDIA, promoter of the proposed "KABI SUKANTA" at 3, Kabi Sukanta Lane, Santoshpur, Kolkata - 700075, P.S. - Survey Park, P.O. - Santoshpur, under Ward No. 104, Borough - XI of KMC do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of 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. (Land Owners: Rana Majumder, Biva Majumder, Biva Ghosh

2. That the said land is free from all encumbrances.



27 MAR 2024

Deponent

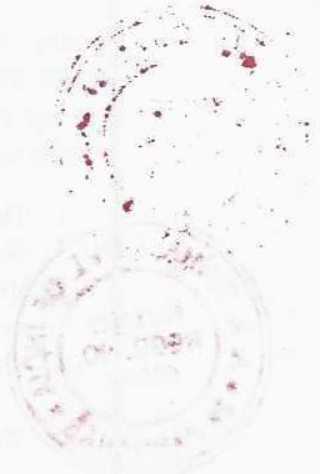
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- 8 MAR 2024

No
Name.....
Address.....
Rn *[Signature]*

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

Pijush Kanti Chakraborty
Licence Stamp Vendor
[Signature]
Alipore Police Court
Kolkata-700 027



8 MAR 2024

3. That the time period within which the project shall be completed by me/promoter is 31st March, 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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.



Real India

Julie Sarkar
Proprietor
Deponent

Verification

Mrs. Julie Sarkar, wife of Sri Susanta Sarkar, daughter of Sri Dinesh Majumder, Resident of 4/4, Kabi Sukanta Lane, Kolkata - 700075, 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 27th day of March, 2024

Real India
Julie Sarkar
Proprietor
Deponent

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

Identified by me

[Signature]
Advocate

27 MAR 2024