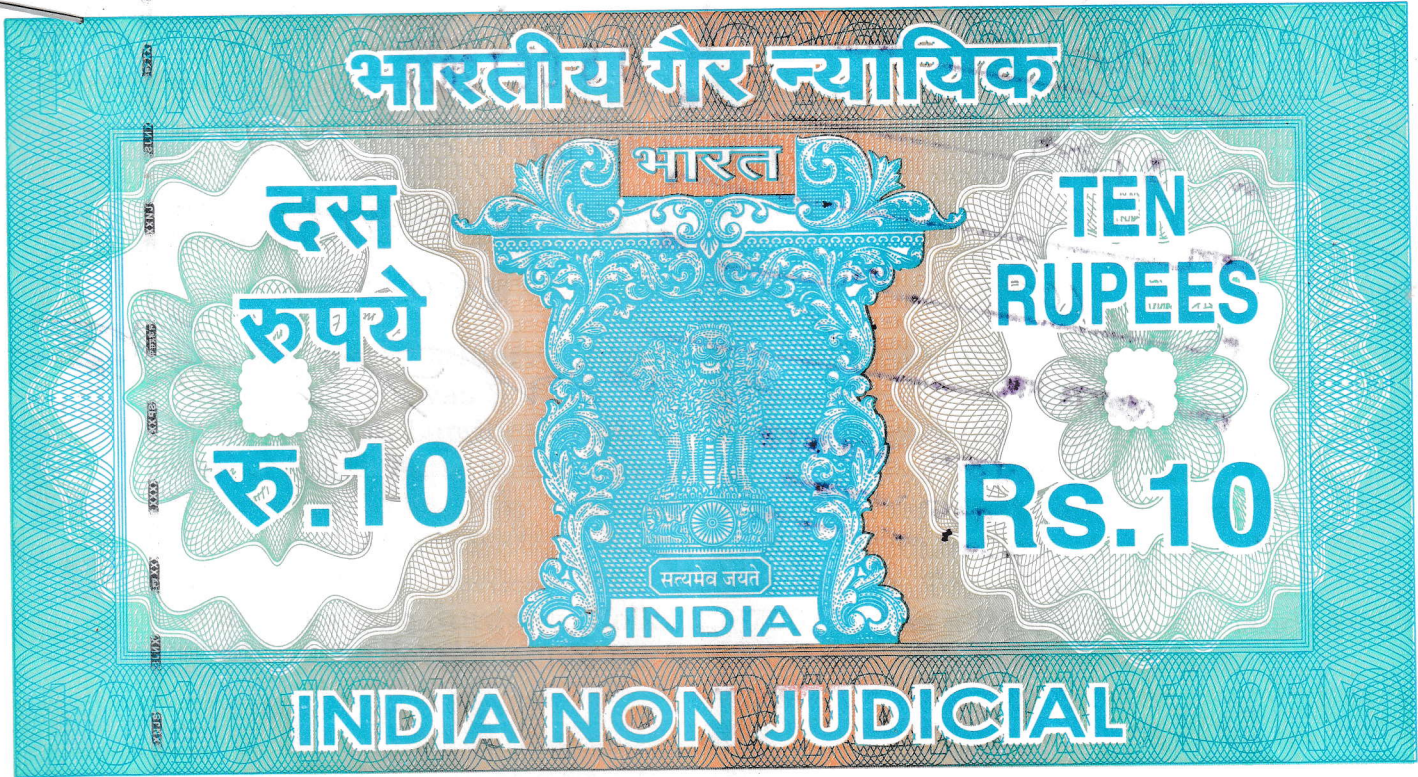


S.L. NO. 12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

82AB 785706

BEFORE THE NOTARY PUBLIC, KOLKATA



FORM 'B'
[See rule 3(2)]

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 Smt. Kakoli Roy, (PAN:ADIPR4490C) wife of Sri Ronjoy Brota Roy, age about 55 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 22B, Jogipara Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, Proprietor of the **R.B. Associates** of the proposed project "**MINERVA ENCLAVE**" situated at Premises No. 3039, Rajdanga Main Road, Ward No. 107 under KMC, P.O. - East Calcutta Township, P.S. - Kasba, Kolkata - 700107, Dist- South 24 PGS, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28/05/2024.



For R. B. ASSOCIATES
Kakoli Roy
Proprietress

28 MAY 2024

Proprietress 28 MAY 2024

I, Kakoli Roy, Proprietor of the **R.B. Associates** having registered office at Premises No. 84,22B, Jugipara Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. **(a) Smt. Minerva Biswas**(PAN- ACZPB6849H), widow of Late Nami Gopal Biswas @ N Biswas, by Faith Hindu, by Nationality Indian, by Occupation Landholder, **(b) Sri Pranab Biswas** (PAN- AEWPB5196C), son of Late Nami Gopal Biswas @ N Biswas, by Faith Hindu, by Nationality Indian, by Occupation Landholder, both are residing at "ABAKASH APARTMENT", Flat No. 202, Second Floor, Premises No. 422, Jogendra Garden, P.O. East Calcutta Township Project, P.S. Kasba, District: Burdwan, Kolkata - 700107 has 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 owner and promoter for development of the real estate project is enclosed herewith.

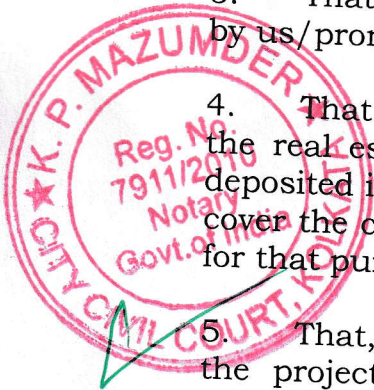
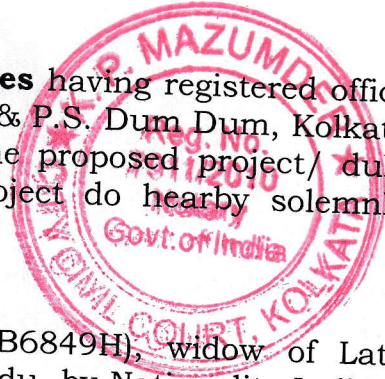
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/10/2026.
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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, we / 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

For R. B. ASSOCIATES

Kakoli Roy

Proprietress

28 MAY 2024



the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

For R. B. ASSOCIATES

Kakoli Roy
Proprietress

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 on this day 28 May, 2024

For R. B. ASSOCIATES

Kakoli Roy
Proprietress

Deponent

Signature Attested
on Identification

K. P. Mazumder
K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
S. Das
ADVOCATE

28 MAY 2024

