

Sl. No. 04 Date 05 SEP 2023



पश्चिम बंगाल WEST BENGAL

88AB 272443

Before The Notary Public At Raiganj, Uttar Dinajpur

AFFIDAVIT CUM DECLARATION

FORM "B" [See rule 3 (4)1]

Affidavit cum Declaration of Mr. PRADIPTA KISHORE BHATTACHARJEE Director of Rainbow Valley Infradev Private Limited Promoter of the proposed project Rainbow Masnsion duly authorized by the promoter of the proposed project

I, Mr. PRADIPTA KISHORE BHATTACHARJEE Director of Rainbow Valley Infradev Private Limited promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Rainbow Valley Infradev Private Limited & Rainbow Associates & Company 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.

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.

Rainbow Valley Infradev Pvt. Ltd. Next
[Signature]
Director

Solemnly affirmed before me on Identification.

Roy 05.09.2023
PROSENJIT ROY
NOTARY (Govt. of W.B.)
Registration No.-142/2022
RAIGANJ SADAR, DT.-UIDINAJPUR

Identified by me
Subrata Basak
Ad.

SUBRATA BASAK, Advocate
Birnagar, Raiganj, U/D. Mob.-9434 130979
Email - subratabasak03@gmail.com
En. No. - WB-909/2001

NOTARY (Govt. of W.B.)
Registration No.-142/2022

SUBRATA BASAK

SL No. 04 Date 05 SEP 2023

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4. That seventy per cent of the amounts realized 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

PRADIPTA KISHORE BHATTACHARJEE
Rainbow Valley Infradev Pvt. Ltd.


Director

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 on 05/09/2023

PRADIPTA KISHORE BHATTACHARJEE
Rainbow Valley Infradev Pvt. Ltd.

Deponent


Director

Solemnly affirmed before me
on Identification.

05.09.2023
PROSENJIT ROY
NOTARY (Govt. of W.B.)
Registration No.-142/2022
RAIGANJ SADAR, DT.-U/DINAJPUR

Identified by me
Subrata Basak
Kd

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