



पश्चिम बंगाल WEST BENGAL

AB 821565

BEFORE THE NOTARY AT BARRACKPORE  
DIST. NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

TO WHOM IT MAY CONCERN

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **M/s. Reliable Engineering & Works** (herein after referred to as 'the Proprietorship Firm') Promoter of the on-going project named "**RIDDHIMA APARTMENT**" lying & situated at Mouza – Rahara, J.L. No. 03, Touzi No. 184 - 190, Re.Su. No. – 6, comprised and contained in R.S. Khatian No. 398, R.S. Dag No. 1105 and 1124, corresponding in L.R. Dag No. 2812, under corresponding L.R. Khatian No.- 4716 and 5739, Municipality Holding No. 4/4, within the local ambit of Khardah Municipality under the Ward No. 09, Govt. Colony Road (New Purbachal Govt. Colony), Post Office – Rahara, Police Station – Rahara (formerly it was under Khardah Police Station), ADSRO – Sodepur (formerly Barrackpore), North 24 Parganas, Pin - 700118, West Bengal, INDIA.

**Reliable Engineering & Works** (represented by its Proprietor, Mr. Manas Ranjan Das), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

Reliable Engineering & Works

Manas Ranjan Das,  
Proprietor

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30 AUG 2023

নং 1332 সোল্ড 9/6/2023  
নামঃ Reliable Eng & Works  
সংঃ-  
থানাঃ Rahangam  
ভেণ্ডার সোমা ভৌমিক

এ. ডি. এম. আর ব্যারাকপুর

বি. সীল

ভেণ্ডার সোমা ভৌমিক

টি ভি নং \_\_\_\_\_

স্ট্যাম্প জন্ম - 18 MAY 2023

মোট এতো টাকার স্ট্যাম্প

₹ 0300000

9/6/23

(2)

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreements with (1) Manas Ranjan Das, (2) Sabita Roy and RELIABLE ENGINEERING & WORKS, a Proprietorship Firm having Permanent Certificate of Enlistment under Khardah Municipality Bearing Registration Number: **2002311690** with Certificate Number: **0917P1241222141871** dt. **25.05.2023**.

**AND**

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owners and the Proprietorship Firm for development of the real estate project are 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 the Proprietorship Firm within the date of 31.12.2025.
4. That seventy percent of the amounts realised by the Proprietorship Firm for the real estate project from the Allottees (as per proforma agreement for sale), 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 the Proprietorship firm 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 particulars 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 the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

Reliable Engineering & Works

*Manas Ranjan Das,*  
Proprietor

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9. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Proprietorship Firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

11. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

12. That if any contradiction arises in the future the Deponent will be responsible for it.

I, **Manas Ranjan Das**, Son of Late Chitta Ranjan Das, by Religion – Hindu, by Occupation – Business, residing at: 9/8 Purbachal Govt. Colony, P.O. Rahara, P.S. Rahara (formerly it was under Khardah Police Station), Dist North 24 Parganas, Kolkata-700118, PAN No. ADOPD1544K, solemnly affirm that the facts stated in Paragraphs 1 to 12 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

Reliable Engineering & Works  
*Manas Ranjan Das.*  
Proprietor

**MANAS RANJAN DAS**  
PROPRIETOR

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 of                      2023

Reliable Engineering & Works  
*Manas Ranjan Das.*  
Proprietor

**MANAS RANJAN DAS**  
PROPRIETOR

Identified By Me  
*Arun Kumar Saha*  
Advocate

**ARUN KUMAR SAHA**  
ADVOCATE  
BARRACKPORE COURT



30 AUG 2023