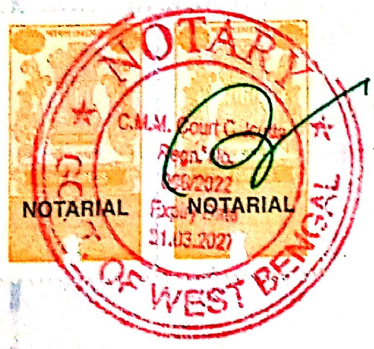




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AN 803841



FORM 'B'

[Seerule3(4)]

AffidavitcumDeclaration

Affidavit cum Declaration of Retreat Construction & Housing Pvt. Ltd. Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/09/2023 :

I, Dipak Kumar Kolay son of Late Gopi Krishna Kolay age 68 years working for gain at 60A, Pankaj Mallick Sarani, Kolkata-700019, promoter of the proposed project/duly authorized by the promoter of the proposed project 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 OR Chandra Nath Banerjee Son of Late Sisir Kumar Banerjee have/ 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.

NIRMALYA DAS GUPTA
Advocate Cum Notary
REGN NO. 48612/22
C.M.M. Court Calcutta

11 SEP 2023

101 373

Retreat Construction & Housing (Pvt.) Ltd.

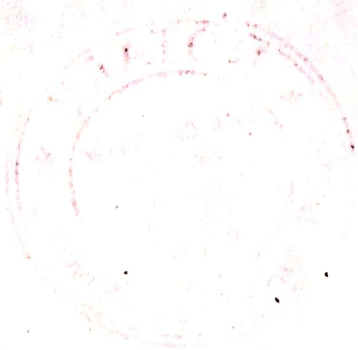
Director

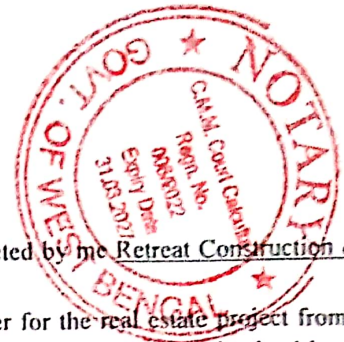
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| NAME..... |
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| Re: <i>7</i> |
| 21 JUL 2023 |
| SURANJAN MUKHERJEE |
| Licensed Stamp Vendor |
| C. C. Court |
| 2 & 3, K. S. Roy Road, Kot-1 |

6 *Per Anu*
13

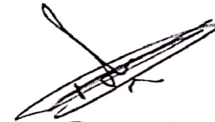
[Signature]

21 JUL 2023
21 JUL 2023





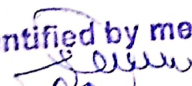
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me Retreat Construction & Housing Pvt. Ltd. is 31.12.2027.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time 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 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 these separate accounts 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.

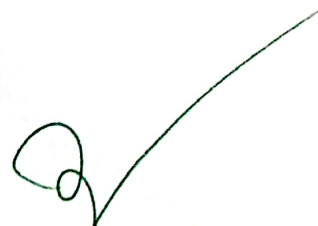

Deponent


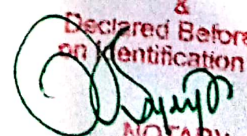
Verification

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 _____ on this _____ day of _____.

Identified by me

Somendra Dutta
Advocate
C.M.M. Court, Kolkata-1
Regn No.- F-1496/21


NIRMALYA DAS GUPTA
Advocate Cum Notary
REGN NO.-006/2022
C.M.M. Court Calcutta


Deponent
SOLEMNLY AFFIRMED
&
Declared Before me
an Identification Adv.

NOTARY
N. DAS GUPTA
C.M.M. Court
Govt. W.B.
11 SEP 2023