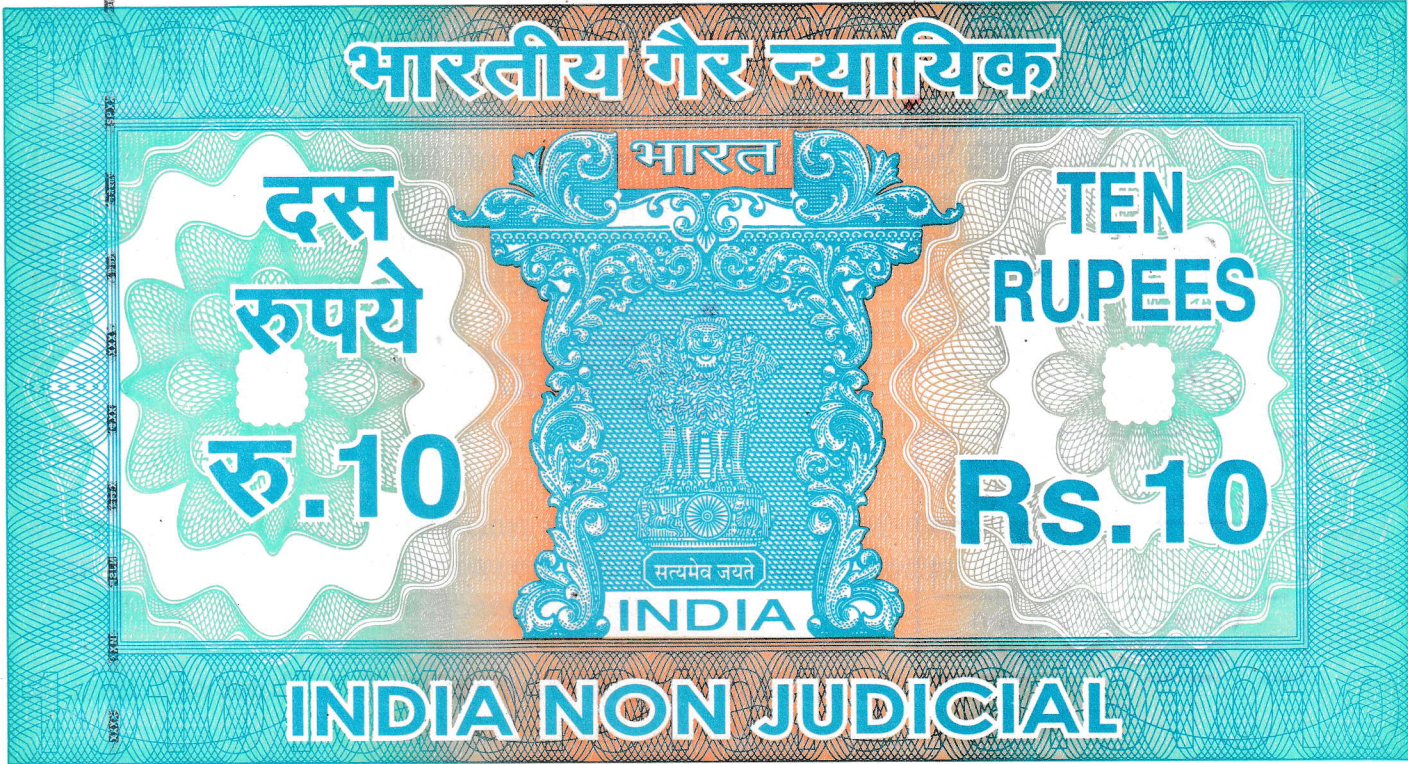


S.L. NO. 24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AB 153611

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 Sri Joydeep Nag (PAN: AELPN1625F) Son of Late Pulak Kanti Nag age about 48 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at P- 88, Sector- B Metropolitan Co- operative Housing Society Ltd., P.O. Dhapa, P.S. Pragati Maidan (Formerly Tiljala), District South 24 Parganas, Kolkata - 700105, Proprietor of the promoter (**M/S. Rajnanndini Developer**) of the proposed project "**SUDIN**" situated at Premises No. A/P-153B/A, Canal South Road, Ward No. 57 under KMC, P.O. Dhapa, P.S.- Pragati Maidan (Formerly Tiljala), District - South 24 Parganas, Kolkata-700105 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09/03/2024;

I, Sri Joydeep Nag, Proprietor of the promoter (**M/S. Rajnanndini Developer**) having registered office at A/P- 88, Canal South Road, Sector- B Metropolitan Co-Operative Housing Society Ltd., P.O. Dhapa, P.S. Pragati Maidan (Formerly Tiljala), District South 24 Parganas, Kolkata - 700105, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

RAJNANNDINI DEVELOPER

Joydeep Nag
Proprietor

09 MAR 2024



1. (a) **Sri Debabrata Das**, (PAN: AFYPD4613D) Son of Late Sunil Kumar Das, by Occupation- retired and (b) **Sri Himadri Sekhar Das**, (PAN: AXJPD5235C) Son of Late Sunil Kumar Das, by Occupation- retired, both are by Religion- Hindu, both are by Nationality-Indian, both are residing at P-153B, Sector- "A", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal 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 31/12/2026.

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 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.

RAJNANINDINI DEVELOPER

Jaydeep Nag
Proprietor

09 MAR 2024



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.

K. P. MAZUMDER
Reg. No. 7911/2010
Notary
Govt. of India
CITY CIVIL COURT, KOLKATA
RAJNANDINI DEVELOPER
Joydeep Nag
Proprietor

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 9th day of March, 2024

RAJNANDINI DEVELOPER
Joydeep Nag
Proprietor

Deponent

K. P. MAZUMDER
Reg. No. 7911/2010
Notary
Govt. of India
CITY CIVIL COURT, KOLKATA

solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
[Signature]
ADVOCATE

K. P. MAZUMDER
Reg. No. 7911/2010
Notary
Govt. of India
CITY CIVIL COURT, KOLKATA

09 MAR 2024