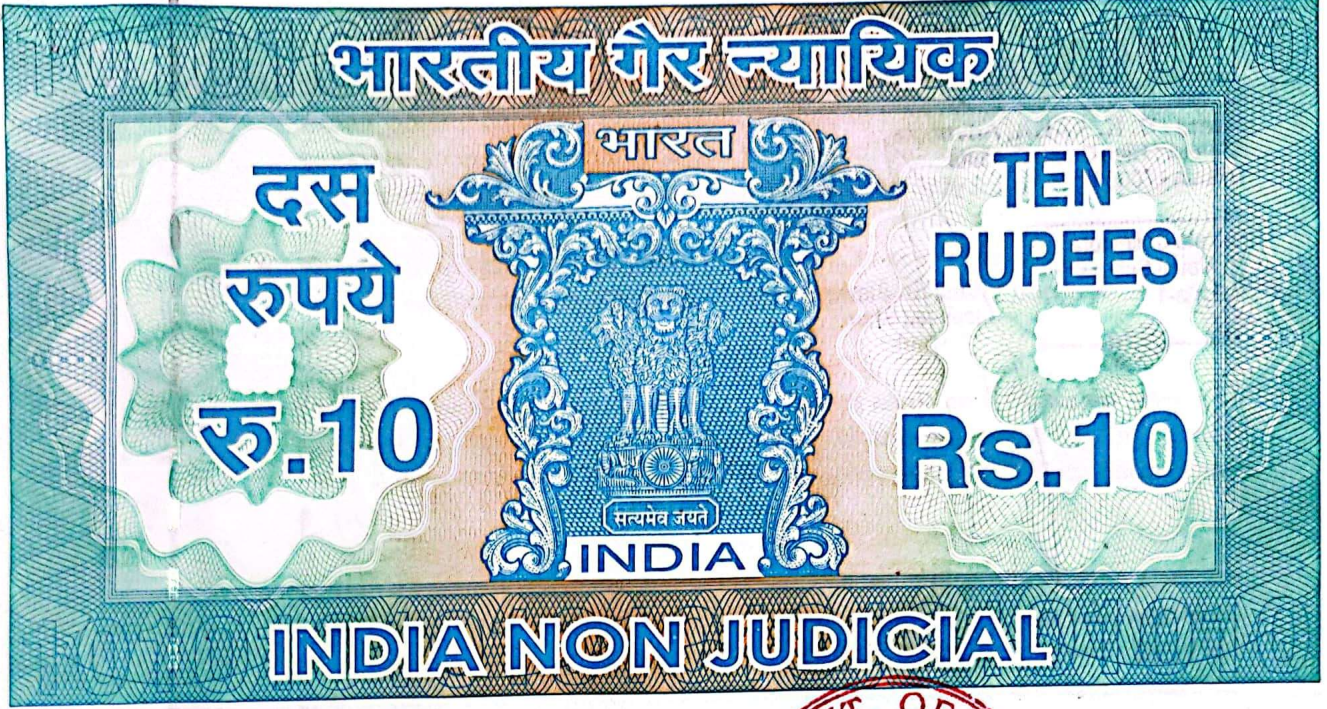


Sl. No. 53



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



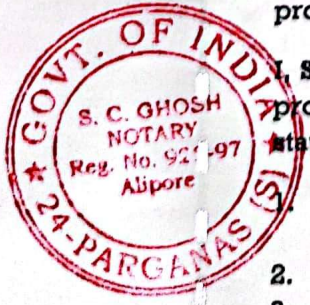
466927

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Sri Surajit Kundu promoter of the proposed project "Rupayan Bluebell" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01.07.2023.



I, Surajit Kundu 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.
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 12 months. i.e. 31st August 2024

07 AUG 2023

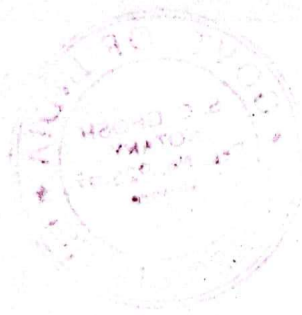
79171

SL. No.
Name : S. K. SAHA, Advocate,
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
1, Netaji Subhas Rd.
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

72 JUL 2023



FORM B

[See rule 3(d)]

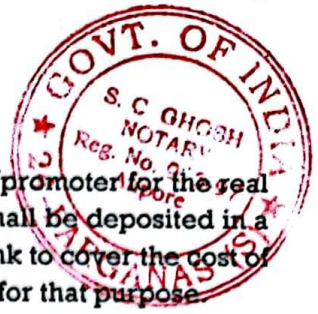
DECLARATION OF PROMOTER

I, the undersigned, being the promoter of the proposed project "Kalyan Bhabha" duly authorized by the promoter of the proposed project vide their authorization dated 01.07.2023.

I, the undersigned, being the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

- 1. That I, the promoter, have a legal title to the land on which the development of the project is proposed.
- 2. That the land is free from all encumbrances.
- 3. That the land is within the project area which shall be completed in a period of 18 months.





4. That seventy per cent of the amounts realised 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 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 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.



Rupayan Projects Private Limited

Director

[Signature]
Director

Deponent

Verification

I, Surajit Kundu s/o Late Tarapada Kundu residing at 2/3B, Chandra Nath Chatterjee Street, Kolkata-700025 do solemnly affirm and confirm that 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 6th day of August 2024.

Rupayan Projects Private Limited

Director

[Signature]
Director

Solemnly Affirmed & Declared
Before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27

Verified before me at this 25/08/2023 day of August 2023 at Kolkata

Identified by me

[Signature]
Advocate

07 AUG 2023