



AK 636643

BEFORE THE NOTARY PUBLIC
BARASAT NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]

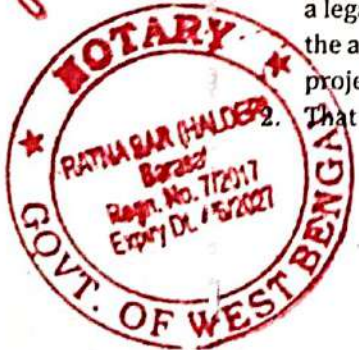
AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Rishad Ramchandani being representative for the promoter of the proposed project vide its authorization dated 08/04/2024.

I, Rishad Ramchandani S/o Harish Prito Ramchandani aged 37 R/o 5B, Heysham Road, Kolkata - 700020, P.S: Bhowanipore duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Ramchandani Private Limited has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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.

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3. That the time period within which the project shall be completed by promoter is 30th September 2026.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Master Properties Pvt. Ltd.

R. Ramchandani Deponent
Director

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 09th day of April 2024.

Deponent

Master Properties Pvt. Ltd.

R. Ramchandani
Director
Sig. Ramchandani
R. Ramchandani

WIPAKI: THE
NOTARY
PUBLIC
Chattogram Jurisdiction

Solemnly Affirmed On This
09th day of April 2024
Identified by Sri /Smt
D. K. Pal.....Advocate

Ratna Bar Halder
RATNA BAR (HALDER)
Notary Public
Govt of W.B.
Barasat, N 24 Pgs.
Regn. No. 7/2017
Expiry Dt. 4/6/2027

CHECKED BY
[Signature]

09 APR 2024

