



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



31AA 555711



BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

FORM 'B'

[See rule 3(4)]

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 Mr. Yogesh Kumar Randar, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed in the capacity of partner of firm, being land owner entered in a Joint Development Agreement.

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 me is 30.12.2024.

Identified by me:  
SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA  
WB/444/2005

Radhashree Apartments Pvt. Ltd.

27 APR 2023

Director

Radhashree Apartments Pvt. Ltd.

Director

Sl. No. T. 202

10202

11 APR 2023

Rs. 20/- Date  
Name : SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

Address :

Vendor :  
Alipore Collectorate, 24 Pgs. (South)  
SUBHANNAR DAS  
STAMP VENDOR  
Alipore Police Court, Kot-27



BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

FORM 1

(Type this stamp)

DECLARATION SUPPORTED BY AN ATTORNEY, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Yogesh Kumar Khandu, promoter of the proposed project  
the promoter solemnly declare, undertake and state as under:  
1. That I have a legal title to the land on which the development of the project is proposed in the  
capacity of partner of that land owner entered in a Joint Development Agreement.  
AND  
2. That I have a valid authentication of title of such land along with an authenticated copy of the  
agreement between such owner and promoter for development of the residential project in  
such land and is free from all encumbrances.

3. That within the period within which the project shall be completed by me is 30.06.2024.

Radhashree Apartments Pvt. Ltd.

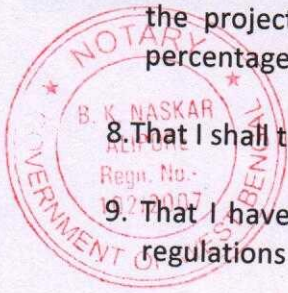
Director

SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

27 APR 2023

Director  
Radhashree Apartments Pvt. Ltd.

4. That seventy per cent of the amounts realized by me 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 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 I shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.



Identified by me.

*Sanjay*  
**ADVOCATE**  
**SANJAY KUMAR JAIN**  
 ADVOCATE  
 HIGH COURT, CALCUTTA  
 WB/444/2005

Radhashree Apartments Pvt. Ltd.

*W Dandam*  
 Director

Deponent



L.T.I.(s) Signature (s) of the Executant attested by me on identification

*B.K. Naskar*  
**B. K. NASKAR**  
 Notary, Alipore  
 Govt. of West Bengal, Regn. No.- 102/2007  
 Alipore Police Court  
 Kolkata- 700027

27 APR 2023