

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Raju Shaw being representative for the promoter of the proposed project vide its authorization dated 24/05/2024.

I, Raju Shaw S/o Ramtirath Shaw aged 34 Years R/o 249a Motilal Gupta Road, Pramod Nagar, south 24 Parganas, Kolkata- 700082 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Bikash Kanti Dey and others 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 the development of the real estate project is enclosed herewith.

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
North 24 Parganas

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is 31st Jan 2025.

28 MAY 2024

34621

02 MAY 2024

UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrates' Court
Kolkata

S.L. No.....Sold To.....

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

.....
Issue Date.....Sign.....

02 MAY 2024

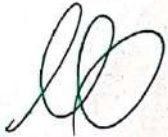


4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.

RR DEVELOPERS
Rajshree
PARTNERS
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 28th day of May, 2024.


ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist:-North 24 Pgs

RR DEVELOPERS
Rajshree
PARTNERS
DEPONENT

Identified by me
Manoj Basu
Advocate

MANOJ BASU
Advocate
Enrolment No-F-247/2006
Bidhan Nagar Court
Kolkata-700091

28 MAY 2024