

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 306064



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Rajlakshmi Marketing Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated : 16/02/2023

I, Raunak Jhunjunwala Son of Mr. Sushil Kumar Jhunjunwala aged 40 years, residing at P-829/A, Lake Town, Block – A, Post Office & Police Station – Lake Town, Kolkata – 700 089 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Land Owners have a legal title to the land on which the development of the proposed project is to be carried out

16 FEB 2023

ATTESTED
GOUTAM CHAKRABARTY
Notary • Kolkata • India
Govt. of W. B., Reg. No- 098/2022
Salt Lake, KOL- 700081, Jalesampad Bhawan,
Mayukh / Bikesh Bhawan &
Kestopur, Kolkata- 700102

Rajlakshmi Marketing Pvt. Ltd.
Raunak Jhunjunwala

Director
MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court

deputed by me
Manoj Basu

000-8378

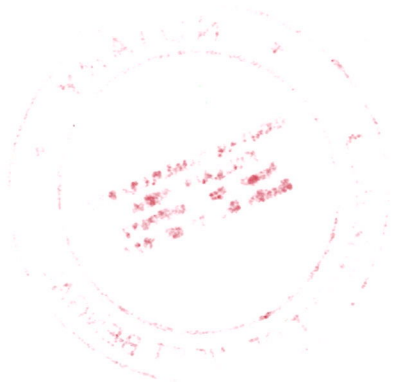
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Raj Lakshmi Marketing Pvt Ltd
P 829/B Lake Town Mode A

NAME
ADD.
Re - 6 JUN 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

20/89

6 JUN 2022
6 JUN 2022



Handwritten text and a red stamp at the bottom of the page, including the name SURANJAN MUKHERJEE.



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.
3. That the time period within which the project shall be completed by me/promoter is 31.10.2026 (Project Completion Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

Rajlakshmi Marketing Pvt. Ltd.

Rajlakshmi Marketing Pvt. Ltd.

Director
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 16th day of February 2023

Rajlakshmi Marketing Pvt. Ltd.

Rajlakshmi Marketing Pvt. Ltd.

Director
Deponent

Solemnly affirmed and declared
before me on identification

Goutam Chakrabarty

ATTESTED
GOUTAM CHAKRABARTY

Notary • Kolkata • India
Govt. of W. B., Reg. No- 098/2022
Salt Lake, Kol- 700091, Jalesampad Bhawan/
Mayukh / Bikash Bhawan &
Kestopur, Kolkata- 700102

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