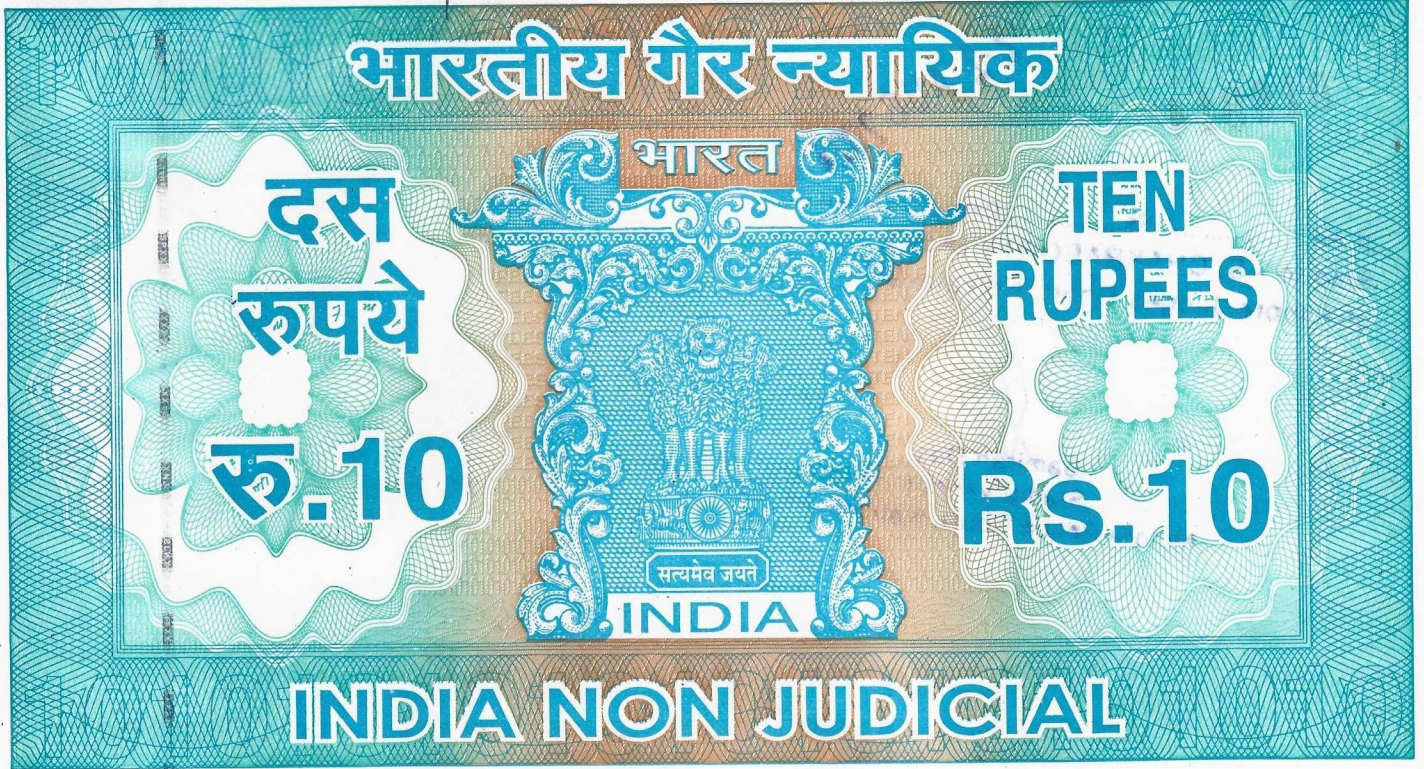


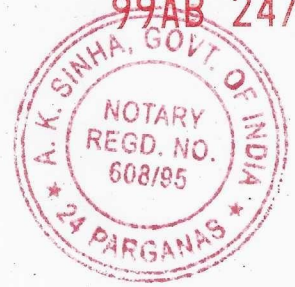
39



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

99AB 247005

Before The Notary Public



FORM 'B'

[See rule 3(4)]

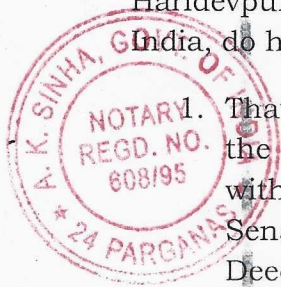
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Gopal Saha, Proprietor of M/s. R.P. ENTERPRISE promoter of the proposed project **MANJUSREE TOWER** at 103E, Karunamoyee Ghat Road, PO and PS: Haridevpur, Kolkata - 700082, under Ward No. 115 of Borough - XIII of KMC, WB, India

I, Gopal Saha, Proprietor of M/s. R.P. ENTERPRISE promoter of the proposed project **MANJUSREE TOWER** at 103E, Karunamoyee Ghat Road, PO and PS: Haridevpur, Kolkata - 700082, under Ward No. 115 of Borough - XIII of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That my firm M/s. R.P. ENTERPRISE legal/right title to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Basudeb Senapati, Bholanath Senapati, Biltu Senapati, Jaydev Senapati, Ananda Kumar Kolay and Sikha Kolay being Deed No. 160209491 of 2018 AND Deed No. 160200499 of 2019, respectively, registered at the Office of the DSR - II, South 24 Pgnas



03 SEP 2024

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22 AUG 2024

Sl. No. Rs. Date
Sold to - S. CHAKRABORTY (Adv.)
of-Alipore Judges Court, Kolkata-27


Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27



Before The Notary Public

FORM B

1966 rule 3(F)

DECLARATION SUBMITTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE AFFIDAVIT OR ANY PERSON AUTHORIZED BY THE AFFIDAVIT.

Affidavit and Declaration

At Kolkata, West Bengal, on this 22nd day of August 2024, I, the undersigned, being a Notary Public, do hereby certify that the above mentioned person is a person of sound mind and legal age, and is duly qualified to execute the above mentioned document.

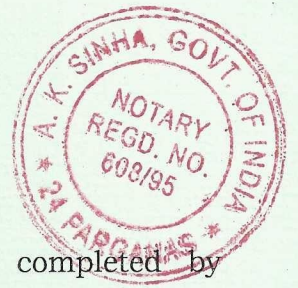
I, the undersigned, being a Notary Public, do hereby certify that the above mentioned person is a person of sound mind and legal age, and is duly qualified to execute the above mentioned document.

I, the undersigned, being a Notary Public, do hereby certify that the above mentioned person is a person of sound mind and legal age, and is duly qualified to execute the above mentioned document.

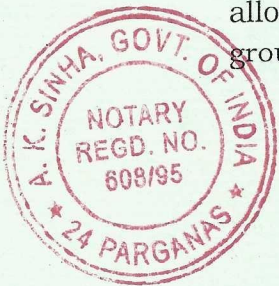
I, the undersigned, being a Notary Public, do hereby certify that the above mentioned person is a person of sound mind and legal age, and is duly qualified to execute the above mentioned document.



03 SEP 2024



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 30-09-2025
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.



Gopal Saha

Deponent

Verification

I, Gopal Saha, Son of Kartick Chandra Saha Resident of 2/31, Karunamoyee Ghat Road, Kolkata - 700082 do solemnly affirm 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 3rd day of September, 2024

Solemnly Affirmed & Declared
before me on Identification

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

Gopal Saha

Deponent

Identified by me

Advocate

03 SEP 2024