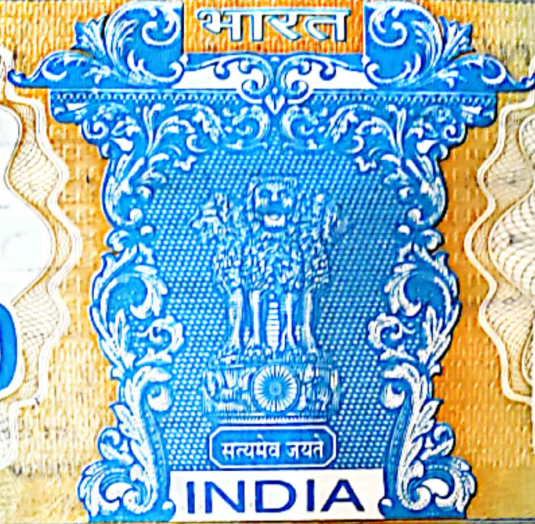


भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

74AB 902018



RPK REALTY
Karan Munda
PARTNER

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

8

29 APR 2023

Debasish Chakraborty
Advocate, Siliguri
Notary for West Bengal
Siliguri, Darjeeling
Regd. No. 13792

NON JUDICIAL STAMP

No..... 9245 22.04.23.

Sold RPK Realty: _____

of _____

Value Rs. 17 _____

S. S. Roy
Govt. Stamp Vendor
L No. 173/R.M
Siliguri Court

SEMPA

RPK REALTY

Affidavit cum Declaration of Mr Karan Mundra, one of Partner of RPK Realty, promoter of the proposed project "7th Avenue" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29TH APRIL, 2023;

I, Karan Mundra, promoter of the proposed project "7th Avenue" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Prakash Mundra, and Others are the owner of the land have a legal title to the land on which the development of the proposed project is to be carried out.
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 30.04.2026.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 approval sometime, 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.



RPK REALTY
Karan Mundra
PARTNER

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri on this 29th day of April, 2023.

AFFIDAVIT

Solemnly Affirmed before me
by Karan Mundra
of Siliguri
Identified by S. Chakraborty A.O.
This the 29th day of April 2023
at Siliguri AM/PM

Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

RPK REALTY
Karan Mundra
PARTNER

Deponent

29 APR 2023