

32



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

78AB 248921

Before The Notary Public



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

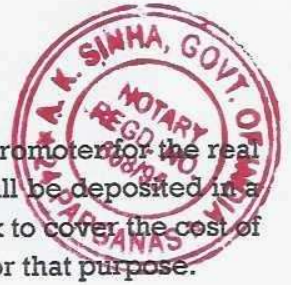
Affidavit cum Declaration of **Sri Sabyasachi Dey** promoter of the proposed project "**Rupayan Dahlia**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12-05-2023.

I, **Sabyasachi Dey** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
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 months. i.e. 30-06-2026



28 JUN 2023



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Rupayan Projects Private Limited

Sabyasachi Dey
Director

Director

Deponent

Verification

I, Sabyasachi Dey S/o Late Bikash Kumar De R/o 15/A, Chunapukur Lane, Kolkata-700012 do solemnly affirm and confirm 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 _____ day of June, 2023.

*Solemnly Affirmed & Declared
before me on Identification*

A. K. Sinha

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

Rupayan Projects Private Limited

Sabyasachi Dey
Director

Director

Deponent

Identified by me

Verified before me at this _____ day of _____ 2023

at Kolkata *ARAY*
Advocate