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85AB 602016



**BEFORE THE LD. JUDICIAL MAGISTRATE, 1<sup>ST</sup> CLASS, AT ALIPORE,  
SOUTH 24 PARGANAS.**

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **R. R. DEVELOPERS** a Partnership Firm, represented by its Partners namely - (1) **SRI NARAYAN CHANDRA SEN** and (2) **SMT. ANJANA SEN**, promoter of the proposed project "SUNSHINE APARTMENT".

We, (1) **SRI NARAYAN CHANDRA SEN** and (2) **SMT. ANJANA SEN**, 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 We / 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 us/promoter is 31<sup>st</sup> August, 2024.
4. That seventy per cent of the amounts realised by us/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 We / 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 We / promoter shall take all the pending approvals on time, from the competent authorities.
9. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We / 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.



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I have solemnly affirmed before me this day  
18 months 07.20/22/23 by  
the deponent of proper identification

5th Judicial Magistrate  
1st Class, Airpore

**R R DEVELOPERS**

*Anjana Sen*  
*Rajendra*  
**Partners**

Deponent

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Verification

We, (1) **SRI NARAYAN CHANDRA SEN**, son of Ramendra Mohan Sen, (2) **SMT. ANJANA SEN**, wife of Narayan Chandra Sen, are partners of R.R. Developers, a Partnership firm having its registered office at 1/1, Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, District South 24-Parganas, do solemnly affirm and confirm that the contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us at Kolkata on this 18<sup>th</sup> day of July, 2023.



**R R DEVELOPERS**  
*Anjana Sen*  
Partners

Deponent

Verified before me at this 18<sup>th</sup> day of July 2023 at Alipore.

*Avra Sengupta*  
Advocate  
F/1453/2008.

Date: 18/7/2023

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Affidavit solemnly affirmed before me this day  
18 month 07 2022/23 by  
in the presence of proper identification

*5th* Judicial Magistrate  
1st Class Alipore