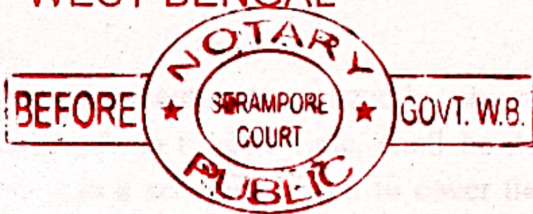


पश्चिम बंगाल WEST BENGAL
Date: 21 AUG 2024

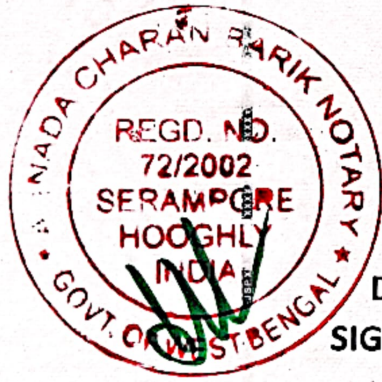
30AA 374126

SL NO 83



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 Sukdeb Biswas s/o Late Akul Chandra Biswas, by nationality Indian, by faith Hindu, by occupation business, residing at 6/1 Samabaya Path, Nabagram, Hooghly-712246, managing partner of "M/s. Radhe Real Estate" the promoter of the proposed project.

21 AUG 2024

1. Sukdeb Biswas, managing partner of "M/s. Radhe Real Estate" the promoter of the proposed project do hereby solemnly declare, undertake and state as follows under:



1. That we have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of 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.

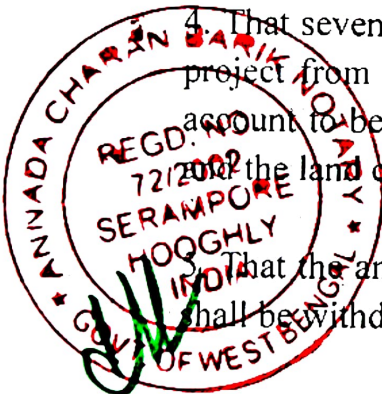
3. That the time period within which the project shall be completed by promoter is 06.08.2027.

4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

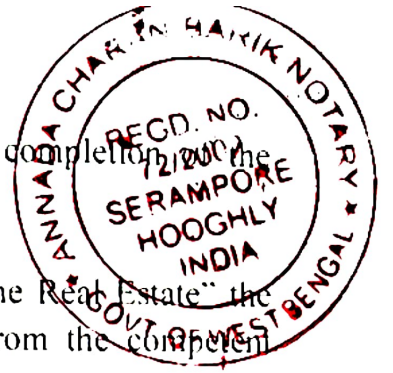
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I, Sukdeb Biswas, managing partner of "M/s. Radhe Real Estate" the 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 utilized for the project and the withdrawal has been



21 AUG 2024

in compliance with the proportion to the percentage of completion of the project.



8. That I, Sukdeb Biswas, managing partner of "M/s. Radhe Real Estate" the promoter shall take all the pending approvals on time, from the competent authorities.

9. That I, Sukdeb Biswas, managing partner of "M/s. Radhe Real Estate" the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I, Sukdeb Biswas, managing partner of "M/s. Radhe Real Estate" the 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.



RADHE REAL ESTATE

Sukdeb Biswas
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 Nabagram on this 17th day of August, 2024.

Identified by Me

Rathindra Nath Nag
Advocate

RADHE REAL ESTATE

Sukdeb Biswas
Partner

Deponent

**RATHINDRA NATH NAG
ADVOCATE
SERAMPORE COURT
REGD NO. WB/111/88**

SOLEMNLY AFFIRMED & DECLARED BEFORE ME
ON IDENTIFICATION OF ADVOCATE

A. D. Barik
A. D. BARIK

Notary Govt. of West Bengal (India)
No. 72/2002, Serampore Court
Serampore, Hooghly

71 AUG 2024