



पश्चिम बंगाल WEST BENGAL

54AB 491410



FORM 'A'

[See Rule 3(2)]

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 Mr. Debanik Sarkar partner of M/S R.G.Developers & Contractor promoter of the proposed project named "R.G.Apartment" duly authorised by the promoter of the proposed project named "R.G.Apartment", vide its/his/their authorization dated 13.11.2020;

I, Debanik Sarkar partner of M/S R.G.Developers & Contractor promoter of the proposed project named "R.G.Apartment" duly authorized by the promoter of the proposed project named "R.G.Apartment" do hereby solemnly declare, undertake and state as under:

1. That Debarata Das alis Debabrata Kumar Das, Ranjan Sarkar Pradip Kumar Dey, Prabir Kumar Dey, Shipra Bose(Dey), Prasanta Kumar Das, Mahua Das, Pinki Das, Jibon Ratan Roy, Ira Das,

08 APR 2021

Debanik Sarkar

25750
NO

DATE

22 MAR 2021

NAME/ADD

STAMP VENDOR ASHIM DAS
ADSRO, HASNABAD
BASIRHAT TREASURY 24 PGS(N)

VALUE

DATE

CHALLAN AMOUNT

SIGNATURE

Ashim Das

RASHMI SINHA
Advocate
High Court, Calcutta



Shyamali Bhowmik and Rupali Bhattacharjee have/has a legal title to the land on which the development of the proposed project named "R.G.Apartment" 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 owners 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 me/promoter is 31.12.2024.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project named "R.G.Apartment" , shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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.

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 Kolkata on this 08th day of April, 2021.

Sebanil Sen

Deponent

Solemnly Sworn and
Declared before me
on identification

S. N. CHATTERJEE
NOTARY
REGD. No. 4/83

08 APR 2021