



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 401891

FORM 'A'  
[Sec rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Debanik Sarkar partner of M/S R.G.Developers & Contractor having its office at 1 Subhas Sarani, Nalta, P.O & P.S- Dum Dum, Kolkata-700 028 promoter of the proposed project named **R.G.Apartment**, situated at 74, Mahajati Road Bye Lane, P.O & P.S- Dum Dum, Kolkata-700 028, District 24 Parganas(North) / duly authorized by all partners of promoter firm 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 having its office at 1 Subhas Sarani, Nalta, P.O & P.S- Dum Dum, Kolkata-700 028 promoter of the proposed project named **R.G.Apartment**, situated at at 74, Mahajati Road Bye Lane, P.O & P.S- Dum Dum, Kolkata-700 028 District 24 Parganas(North) / duly authorized by all partners of promoter firm of the proposed project named **R.G.APARTMENT** do hereby solemnly declare, undertake and state as under.

1. That Debarata Das Alais 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, Shyamali Bhowmik & 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 owner and promoter for development of the real estate project is enclosed herewith.
1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31.12.2024.

Contd.....'2'

M/s. R. G. Developers and Contractor  
*Debanik Sarkar*  
Partner Signature

M/s. R. G. Developers and Contractor  
*Tarun Baidya*  
Partner Signature



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in a practice that the withdrawal is in proportion to the percentage of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

M/s. R. G. Developers and Contractor  
*Sebenin Saman*  
Partner Signature

M/s. R. G. Developers and Contractor  
*Tarun Baidya*  
Partner Signature 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 Kolkata on this October 10, 2020

M/s. R. G. Developers and Contractor  
*Sebenin Saman*  
Partner Signature

M/s. R. G. Developers and Contractor  
*Tarun Baidya*  
Partner Signature

Deponent