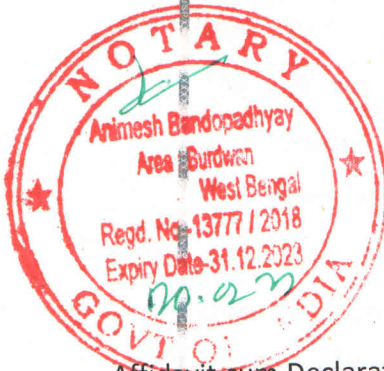


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

44AB 497877



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s R S CONSTRUCTION**, having its registered office at **Telephone Maidan, PS : Katwa, WB-713130**, promoter of the proposed project/duly authorized by the promoter of the proposed project vide Partnership Deed ;Dated : 03/04/2018 represented by its Partners i) Kalyan Kumar Sinha ii) Ujjwal Kumar Sinha & iii) Alope Sinha.

We do hereby solemnly declare, undertake and state as under:

1. That the owners namely i) Kalyan Kumar Sinha ii) Ujjwal Kumar Sinha & iii) Alope Sinha have a legal title to the land at the Holding No. 689, Ward No. – 12, Mouza – Ghoshhat, P.S. – Katwa, District – Purba Bardhawan, West Bengal-713130 on which the development of the proposed project "ARCADIA' is to be carried out.

R S CONSTRUCTION

Kalyan Kumar Sinha
Partner

Sl. No. 187 Date 2022

Sold to

Add.

Value of Stamp

Date of Purchase

The Stamp Paper Purchase From Katwa Treasury

STAMP VENDOR

MALHAI SUDAN MALLICK

KATWA CIVIL COURT

Lic No.-2/1987

Signature

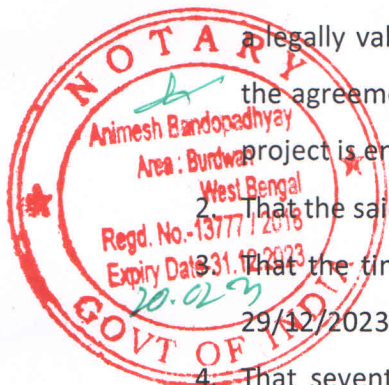
20 APR 2022



60.

20 APR 2022

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 the promoter is 29/12/2023

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, that 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

Solemnly affirmed and declared and sworn before me on identification

Animesh Bandyopadhyay
20-09-21
Animesh Bandyopadhyay
NOTARY, GOVERNMENT OF INDIA
Regd. No.-13777 / 2018 Katwa
Katwa, Burdwan, West Bengal
District-Burdwan

R S CONSTRUCTION

Kajal Kumar Singh
Partner



8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That 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.

R S CONSTRUCTION

Rajendra Kumar Singh
Partner

Deponent

Verification

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 Katwa on this 20th Day of February, 2021

R S CONSTRUCTION

Rajendra Kumar Singh
Partner

Deponent

Solemnly affirmed and declared and sworn before me on identification

Animesh Bandyopadhyay
20.2.21

Animesh Bandyopadhyay
NOTARY, GOVERNMENT OF INDIA
Regd. No.-13777 / 2018 Katwa
Katwa, Burdwan, West Bengal
District-Burdwan

I identified by me & signed in my presence
Kishalay Sahia
Adv.
Katwa court.

Kishalay Sahia
Advocate, Katwa Court
Empanelled Lawyer of
New India Assurance Company Ltd.