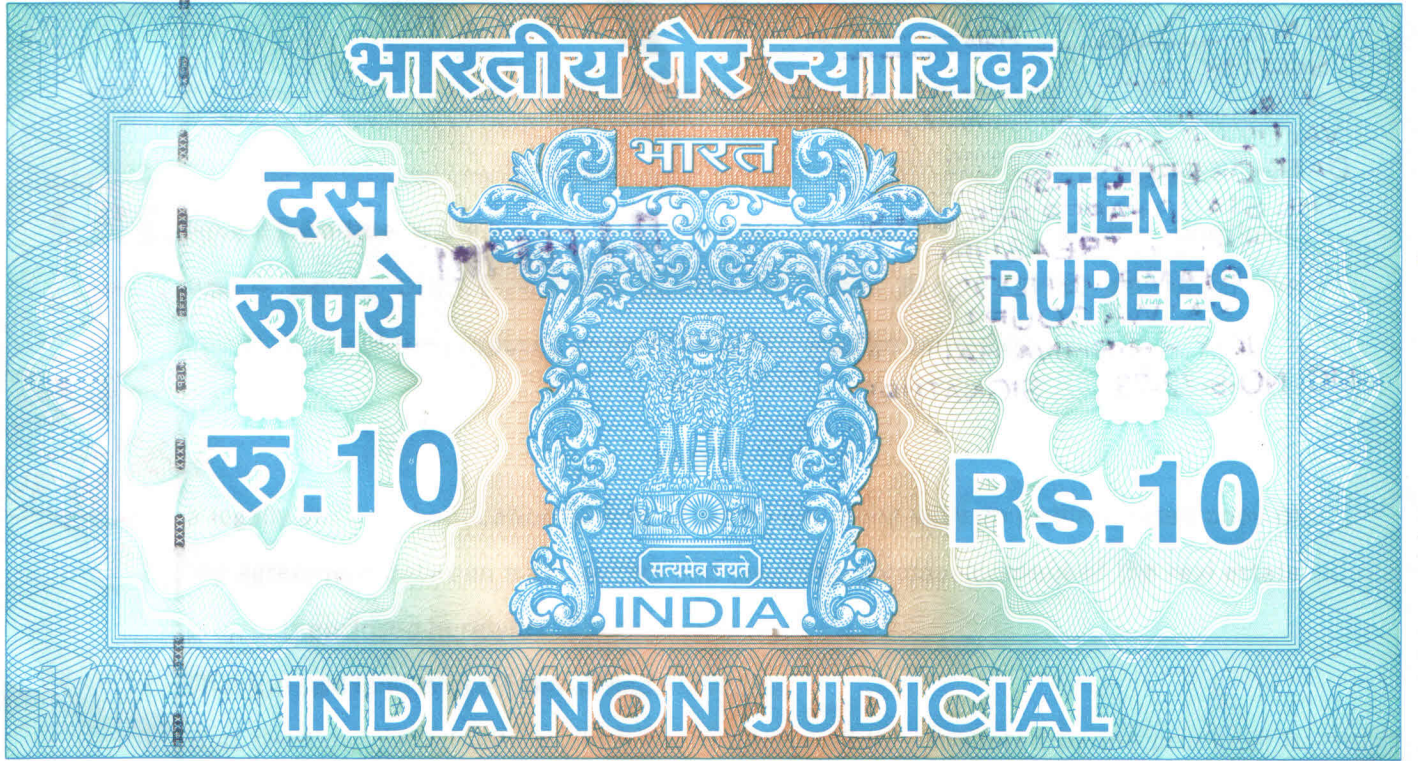


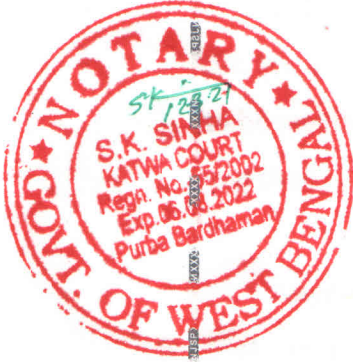
SL.No 1153/2021

12 MAR 2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

54AB 022079



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 S/o Late Harihar Sinha, (PAN AKDPS4480K) ii) Ujjwal Kumar Sinha S/o Late Harihar Sinha, (PAN AKDPS4480K) & iii) Alope Sinha S/o Late Harihar Sinha, (PAN AKDPS4480K) all are residing at Katwa Telephone Maidan, P.O – Katwa, P.S, Chowki & A.D.S.R.- Katwa, Dist. Purba Bardhaman, Pin Code - 713130

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

SK
12/3/21
S.K. Sinha
NOTARY PUBLIC
KATWA COURT

R S CONSTRUCTION

Kalyan Kumar Sinha
Partner

1305 RAM S P

SL NO. Date

Sold To
Add.

VALUE OF STAMP
DATE OF PURCHASE

THE STAMP PAPER PER CHASE

KATWA TREASURE

STAMP VENDOR

KATWA COURT

JOY KRISHNA BAL

LIC NO-9-72-73 SIGNATURE.

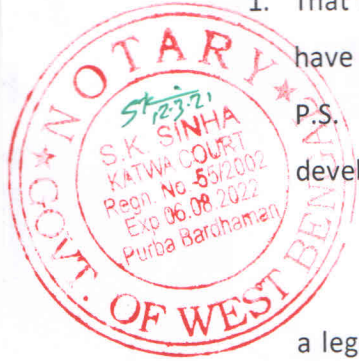
09 FEB 2021



CONSTRUCTION

Farmer

KATWA COURT
NOTARY PUBLIC
S.K. SHARMA



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.

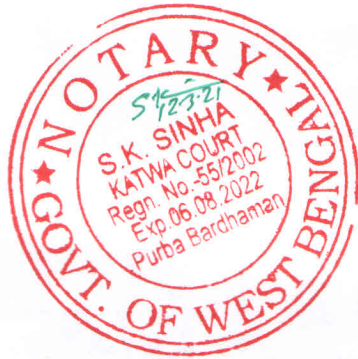
AND

- 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.

512321
S.K. Sinha
NOTARY PUBLIC
KATWA COURT

R S CONSTRUCTION

Kalyan Kumar Sinha
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

Kalpana Kaur Singh
Partner

Deponent

Verification

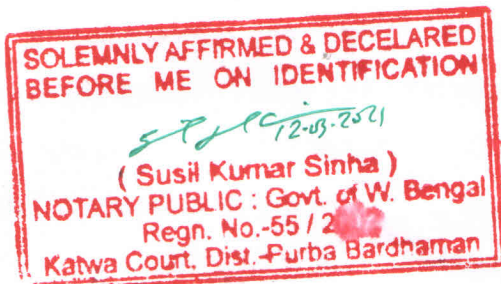
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Katwa on this 12th Day of *March*, 2021

R S CONSTRUCTION

Kalpana Kaur Singh
Partner

Deponent



Identified by me
Kishalay Saha
Pd.
12/03/2021
Katwa court.

12 MAR 2021