



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

45AB 678103

Form - A

[See Rule 3(2) of West Bengal Industry Regulation Rules' 2018]

### AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/S "R R DEVELOPERS" (hereinafter referred to as Partnership firm), a Partnership firm, Promoter of the ongoing Project namely "MITRON APARTMENT" lying and situated at Mouza-PURBA BARISHA, J.L. No. -23, C.S.Dag No -695, R.S. Khatian No.- 227, Touzi No- 1-6, 8-10, 12-16, R.S Dag No.- 43, Premises No.- 12, KAILASH GHOSH ROAD, within the local ambit of KOLKATA MUNICIPAL CORPORATION, under Ward No-123, Post Office -BARISHA , Police Station -HARIDVPUR, Pin Code - 700 008 in the District of Kolkata, West Bengal, INDIA.

**R R DEVELOPERS**

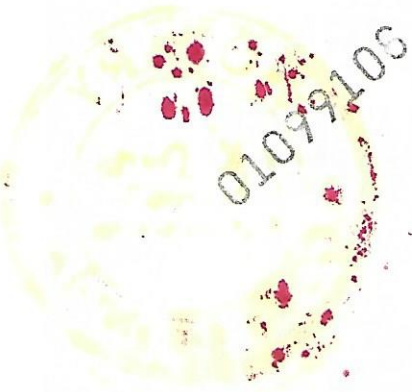
Partners

...2

**P. K. Datta**  
Notary  
Regd. No. 1101/20  
C.M. Court  
2 & 3, Bankshall Street  
Calcutta - 700001

9 OCT 2020

28 FEB 2020



.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kot-27

Vendor:-.....

**I. CHAKRABORTY**

6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001



R R DEVELOPERS

Partners





**M/S R R DEVELOPERS** [represented by its Partners- Mr. Narayan Sen & Mrs. Anjana Sen], Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by the virtue of a Joint Development Agreement with Sri Manas Maitra S/o Late Nirmal Chandra Maitra & Sri Tapas Maitra S/o Late Nirmal Chandra Maitra.

**AND**

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Developer for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Developer within the date of 31<sup>ST</sup> DECEMBER of 2021. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (per proforma agreement for sale), 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 the Developer 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 the completion of the project.
8. That the Developer shall take all the pending approvals on time, from the competent authorities.
9. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



**P. K. Datta**  
Chartered Accountant  
Regn. No.: 1101/00  
C. I. S. Court  
2 & 3, Bankside Street  
Calcutta 700011

**R R DEVELOPERS**

**Partners**

**6 OCT 2021**



We, Narayan Chandra Sen S/o Ramendra Mohan Sen , by Nationality Indian, by Occupation Business, residing at 1/1,Kailash Ghosh Road, Parama Abasan; House No.- 79,P.O-Barisha, P.S- Haridevpur, kolkata-700 008, & Anjana Sen W/o Narayan Chandra Sen , by Nationality Indian, by Occupation Business, residing at 1/1,Kailash Ghosh Road, Parama Abasan, House No.- 79, P.O- Barisha, P.S- Haridevpur, kolkata-700 008, solemnly affirm that the facts stated in paragraphs 1 to 10 are true and correct to the best of our knowledge and belief and no material fact has been concealed.

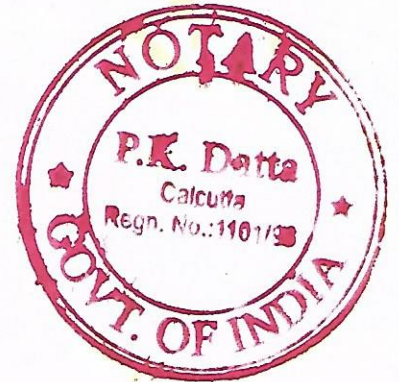
For M/S R R DEVELOPERS

**R R DEVELOPERS**



Partners

Partner



Verification

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

Verified by me at Kolkata on this \_\_\_\_\_ day of \_\_\_\_\_ 2020

**R R DEVELOPERS**



Partners

Partner

Solemnly affirmed before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2020 at Kolkata.

IDENTIFICATION  
  
P. K. Datta  
ADVOCATE



**P. K. Datta**  
Notary  
Regn. No. : 1101/99  
C.M.M.'s Court  
2 & 2, Bankshall Street  
Calcutta - 700 001

ATTESTED

  
**P. K. Datta**  
Notary  
Regn. No.: 1101/99  
C.M.M.'s Court  
2 & 2, Bankshall Street  
Calcutta - 700 001

(NOTARY)

09 OCT 2020