

Sl. No. 24/2025

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

97AB 342936



BEFORE THE NOTARY PUBLIC, ASANSOL

:-AFFIDAVIT-CUM DECLARATION:-

Affidavit cum declaration of **RITA CONSTRUCTION**, Promoter of proposed project namely **"KRISHNA ENCLAVE"** represented by its Partners 1) Sri Subrata Bandyopadhyay, and 2) Gopal Agarwal do hereby solemnly affirm and declare as under:-

That We 1) Sri Subrata Bandyopadhyay, S/o Late Hari Gopal Bandyopadhyay, and 2) Sri Gopal Agarwal, S/o Late Radheyshyam Agarwal, both by Faith- Hindu, by Occupation- Business by Citizenship- Indian, Partner No-1 resident of Krishna, Rabindranagar, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, and Partner No-2 resident of Priyadarsini Apartment, Burnpur Road, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, Partners of RITA CONSTRUCTION, a Partnership Firm having its registered Office at Abhilasha Apartment, Rabindranagar, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, promoter of the proposed project namely KRISHNA ENCLAVE do hereby solemnly affirm and declare as under:

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*Sri Subrata Bandyopadhyay*  
S/o Late Hari Gopal Bandyopadhyay

01 MAR 2025

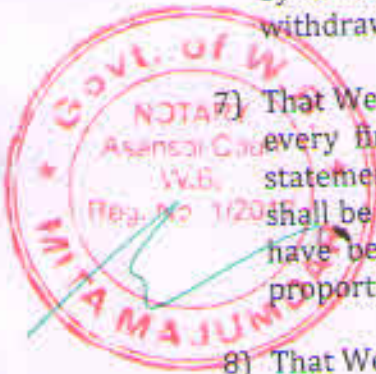


- 1) That We have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of deeds of land are enclosed herewith.

- 2) That the said land is free from all legal encumbrances.
- 3) That the time period within which the project shall be completed by us/promoter is 31<sup>st</sup> October, 2026.
- 4) That seventy percent of the amount realized by us/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 schedule bank to cover the cost of construction and the land cost 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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
- 6) That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We/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 account 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 withdrawal has been in compliance with proportion to the percentage of completion of the project.
- 8) That We/promoter shall take all the pending approvals on time, from the competent authorities.
- 9) That We/promoter have/has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.



01 MAR 2025

*Pr*  
*Subhabrata Bhattacharya*  
*Advocate*

Contd...P/3

10) That We/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.

1. RITA CONSTRUCTION

*Subrata Bandyopadhyay*

PARTNER

2. RITA CONSTRUCTION

*Gopal. Agarwal.*

PARTNER

DEPONENTS

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct nothing material has been concealed by us therefrom.

Verified by us at Asansol on 1<sup>st</sup> day of March, 2025.

1. RITA CONSTRUCTION

*Subrata Bandyopadhyay*

PARTNER

2. RITA CONSTRUCTION

*Gopal. Agarwal.*

PARTNER

DEPONENTS



Identified by me

*Subrata Bandyopadhyay*

Advocate

Enrollment No-F/152/16

SIGNATURE OF THE EXECUTANT  
& ATTESTED ON IDENTIFICATION

*Mita Majumdar*

MITA MAJUMDAR, NOTARY  
GOVT OF W.B., REGD. NO. - 01/17

01 MAR 2025