



98AB 221392

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

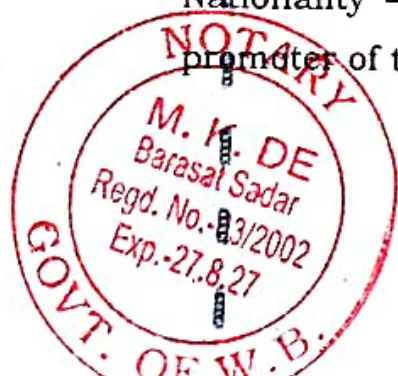
FORM 'B'

[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.S. Barasat, Dist - North 24 Parganas, represented by its Partners (1) **SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND (2) **SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, both are by Nationality - Indian, by Faith - Hindu, by Occupation - Business, promoter of the proposed project- "**SARKAR APARTMENT**"

Cont'd.....P/2.....



(2)

We, **[1] SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **[2] SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, both are by Nationality - Indian, by Faith - Hindu, by Occupation - Business, promoter of the proposed project, do hereby solemnly declare, undertake and state as under :-

1. That, **KAMAL SARKAR, BHARATI SARKAR, BINA HALDER, KARUNA SARKHEL, TAPAS GHARAMI, BAISHAKI SARDAR & NILAM SARADAR** have 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 of the real estate project along with Development Agreement and Power of Attorney 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 us/promoter is **29/11/2027**.
4. That seventy percent of the amount realised 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

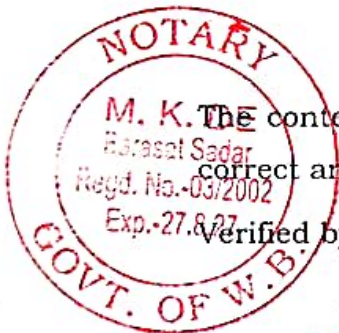
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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.

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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 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.
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.
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.

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 Barasat on this 19th Day of JULY, 2025.

19 JUL 2025

RAINBOW CONSTRUCTION

Pranay Kumar Pal
Partner

SHRI PRANAY KUMAR PAL
(Partner)

Deponent
For RAINBOW CONSTRUCTION

RAINBOW CONSTRUCTION
Tapas Kumar Das

Partner
SHRI TAPAS KUMAR DAS
(Partner)

Solemnly Affirmed Before Me
on. 19th Day of Jul 2025
Duty Identified by
Advocate. *S. Biswas*

Identified by me

S Biswas
Advocate

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs
Regd. No.-03/2002

19 JUL 2025
CHECKED BY
[Signature]
NOTARY CLERK