

SL. NO. 12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'B'  
[See rule 3(2)]

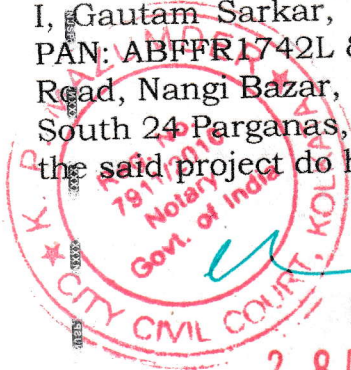
02AC 317985

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Gautam Sarkar, (PAN: BOQPS4202F) son of Sri Madhusudan Sarkar, age about 40 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O.- Batanagar, P.S.- Maheshtala, Kolkata - 700140, Dist- South 24 Parganas, Partner of the promoter (**M/S. R.P. DEVELOPER**) of the proposed project "**MALINA APARTMENT**" situated at Holding No - B2-60/75/1-2, B.B.T. Road BYE Lane- 1, ward No- 28 under Maheshtala Municipality, P.O. & P.S.- Maheshtala, Kolkata - 700141, Dist- South 24 Parganas., duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28 /12/2024;

I, Gautam Sarkar, Partner of the (promoter) **M/S. R.P. DEVELOPER** having PAN: ABFFR1742L & registered office at Premises No- E5-82/229, Kasimuddin Road, Nangi Bazar, P.O.- Batanagar, P.S.- Maheshtala, Kolkata - 700140, Dist- South 24 Parganas, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



28 DEC 2024

R. P. Developer

Gautam Sarkar  
Partners



1. (a) **Tista Banerjee** (PAN- EMPPB4413R), daughter of Late Dhruva Ranjan Banerjee, by Faith Hindu, by Nationality Indian, by Occupation Service, residing at Paschim Jagtala, P.O. & P.S.- Maheshtala, Kolkata- 700141, Dist- South 24 Parganas and (b) **Sri. Uttam Banerjee** (PAN- BABPB4231L), son of Late Mukunda Lal Banerjee, by Faith Hindu, by Nationality Indian, by Occupation Retired, residing at Paschim Jagtala, P.O. & P.S.- Maheshtala, Kolkata- 700141, Dist- South 24 Parganas, 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 the agreement between such owner 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 us/promoter is 31/03/2027.

4. That seventy percent of the amounts 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

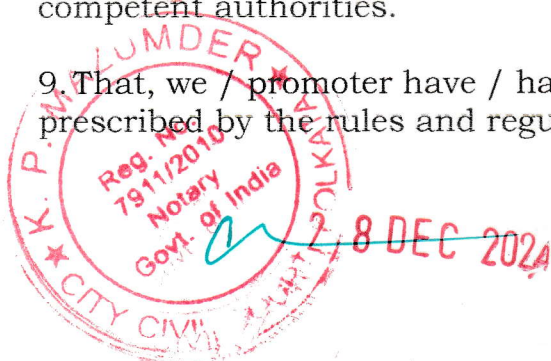
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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, 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 utilized 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.

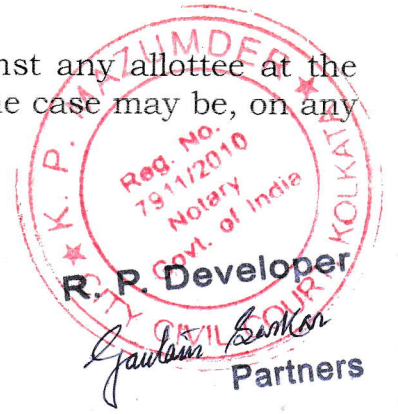
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



**R. P. Developer**

*Gautam Sarkar*  
**Partners**

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.

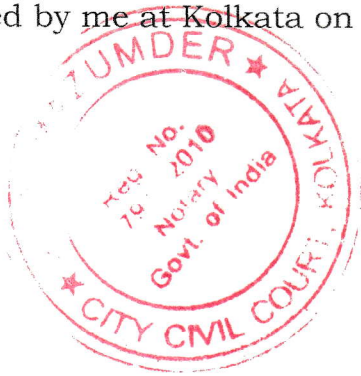


Deponent

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 Kolkata on this 28<sup>th</sup> day of December, 2024



R. P. Developer  
Gaurav Sankar  
Partners

Deponent

28 DEC 2024

Solemnly Affirmed & Declared  
Before me on Identification

K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No 7911/2010 Govt. of India

IDENTIFIED BY  
S. Das  
ADVOCATE