

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM-B  
[See rule 3(4)]

BEFORE THE NOTARY PUBLIC AT CALCUTTA  
AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Utkarsh Rai duly authorized by the promoter of the proposed project Aranyam vide its authorization dated 26-05-2026

I, Utkarsh Rai S/o Late Krishna Kumar Rai aged 36 R/o at Krishna Kunj Building, 102 Sector A Metropolitan Cooperative Housing Society, Post Office: Dhapa, Police Station: Pragati Maidan, Kolkata – 700105 duly authorized by the promoter of the proposed project Aranyam, do hereby solemnly declare, undertake and state as under:

1. That M/s. Girish Chandra Mainlal Sanghvi has a legal title to the land on which the development of the project is to be carried out and a legally valid authentication of the 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 promoter is 10th April 2031.
4. That seventy per cent of the amounts realized 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.

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

26 MAY 2026

REKHA TEWARI  
NOTARY

REKHA TEWARI  
NOTARY  
Regn. No.: 10288/13  
C.M.M.'S. Court  
Kolkata-700 001

70458

Rajib Kr. Mondal  
Advocate  
Sealdah Court, Kol.-700014

No..... Sold to.....

Address.....

Rs.....

Date.....

**SIPRA DEY**

Licence No.: 18A  
Code: 1070

N. S. Road, Kolkata- 700 001

04 MAY 2026



FORM-B  
(See rule 84)

BEFORE THE NOTARY PUBLIC AT  
KOLKATA

AN APPLICANT, Rajib Kr. Mondal, of the District of West Bengal, Kolkata, do hereby certify that the above mentioned licence is valid and in force as on the date of this certificate.

1. That the said licence is valid and in force as on the date of this certificate and the applicant is entitled to exercise the rights conferred thereunder.

2. That the said licence is free from all encumbrances and the applicant is entitled to exercise the rights conferred thereunder.

3. That the licence is valid and in force as on the date of this certificate and the applicant is entitled to exercise the rights conferred thereunder.

4. That the licence is valid and in force as on the date of this certificate and the applicant is entitled to exercise the rights conferred thereunder.

04 MAY 2026



पश्चिम बंगाल WEST BENGAL, Regn. No. 10288/13, 29AC 075671

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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

**REKHA TEWARI**  
**NOTARY**  
 Regn. No. 10288/13  
 C.M.M'S. Court  
 Kolkata-700 001

**RAIYATH SKYDWELLER GROUP**  
*[Signature]*  
 Deponent Partner

**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 26 day of May 2026

**RAIYATH SKYDWELLER GROUP**  
*[Signature]*  
 Deponent Partner

Identified by me,  
 Vikram Kant Dey  
 26/05/2026

**SOLEMNLY AFFIRMED AND DECLARED  
 BEFORE ME ON IDENTIFICATION**

*[Signature]*  
**REKHA TEWARI**

**26 MAY 2026**