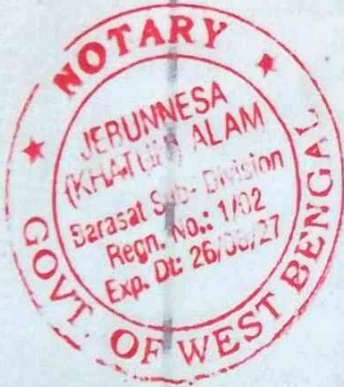




पश्चिम बंगाल WEST BENGAL

03AC 887234



BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

N.A. SL. NO. 19682 Affidavit cum Declaration of **RAJDEEP GHOSH** [PAN : **DAKPG0935D**], [AADHAAR NO. **966054104772**].

DATE 06 MAY 2025

I, **RAJDEEP GHOSH** [PAN : **DAKPG0935D**], [AADHAAR NO. **966054104772**], son of Late Rajib Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at FB-8, Ghoshpara, P.O.-Deshbandhu Nagar, P.S.-Baguiati, District North 24 Parganas, West Bengal, PIN-700059, Promoter and Partner of the proposed project '**VIVEK RESIDENCY**' duly authorized by the Partners of "**RAI AND RAJ ENTERPRISE**" [PAN: **ABFFR1556C**], do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is "**ANURADHA CHAKRABORTY**".
We, "**RAI AND RAJ ENTERPRISE**" [PAN: **ABFFR1556C**] as a



06 MAY 2025

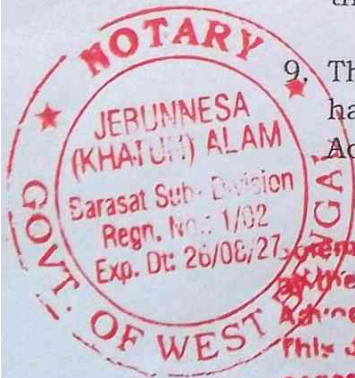
Si. No. 57790 Sold to..... ANAMIKA SWARNAKAR
Address..... ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date:, Sign. 

20 MAR 2025

Developer/Promoter 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 me /promoter is 08/06/2027
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Subscribed and sworn to before me on 06/05/25
at the party being duly identified by
Advocate
This document contains
pages and is checked by

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT

Alam 06/05/25
Notary Public, Barasat
Notary No. 1/02, REGD No. 1/02

06 MAY 2025

10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on Verification any grounds.

RAI AND RAJ ENTERPRISE

Rajdeep Ghosh
PARTNER

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..... day of, 2025



Solemnly affirmed on 6/5/25
by the party being duly identified by
Advocate *A. Swarnakar*
This document contains
pages and is checked by

Notary Seal

Alam 06/05/25
(Jebunnesa Alam)
Notary Public, Barasat
Notary No. 24/Pgs., REGN No. 1/02

06 MAY 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT