

भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

भारत

TEN  
RUPEES

10

INDIA NON



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

03AC 937013

**FORM – B**

[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

We (1) **MR. SOURANIC BANIK**, son of Sankar Banik by nationality Indian, by faith Hindu, by occupation Business, resident of H/1/10, Durgabari, Aswini Nagar, Baguiati, P.O. Aswini Nagar, P.S Baguiati, Kolkata-700159 and (2) **MRS. BONI ROY**, daughter of Mr. Tapan Kumar Roy by nationality Indian, by faith Hindu, by Occupation - Business, resident of 143 Bidhan Sarani, Kolkata 700006, P.O. Beadan Street, P.S-Burtolla, Partners of **M/s. RAINBOW DEVELOPERS**, a partnership firm having its office at 54B, Hari Ghosh Street, Kolkata-700006, P.O Beadan Street, P.S Burtolla, West Bengal, And the Developer of the proposed project “**DURGA KUTHI**”, do hereby solemnly declare, undertake and state as under :

1. That, **SMT. PUTUL ROY**, **SMT. MONALISA DEY** alias **MONALISA ROY** and **SMT. BONI ROY** are the recorded owners of the property having Municipal Premises No.- 54B, Hari Ghose Street, under KMC Ward No. – 017, Borough No. – II, Kolkata – 700 006, P.S.– Burtolla.

**AMITAVA GHOSH**  
NOTARY, GOVT. OF INDIA  
REGN NO. 56596  
HIGH COURT, CALCUTTA  
24 SEP 2025

**RAINBOW DEVELOPER**  
Souranic Bank  
Boni Roy.  
Partner

Cont. to page 2.....

Sl. No. 60193 Sold to.....

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: . . . . . Sign 



27 MAR 2025

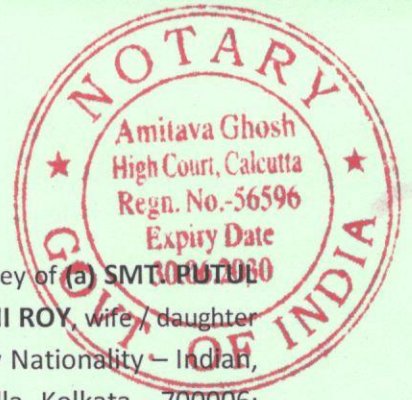


RAINBOW DEVELOPER

Partner

AMIT VA GHOSH  
NOTARY COURT OF INDIA  
REGD. NO. 8222  
HOWRAH COURT

: 2 :



2. That the Developer **M/S. RAINBOW DEVELOPERS**, lawful Constituted Attorney of (a) **SMT. BONI ROY**, (b) **SMT. MONALISA DEY alias MONALISA ROY** and (c) **SMT. BONI ROY**, wife / daughter of Sri Tapan Kumar Roy, by Faith - Hindu, by Occupation - Business, by Nationality – Indian, residing at 143, Bidhan Sarani, VTC, P.O. - Beadon Street, P.S. - Burtolla, Kolkata - 700006; through Development Power of Attorney, Registered in Book – I, Volume no. 1902-2025, Pages from 463037 to 463055, Being no. 190209943, for the year 2025.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by us/ developer is 31.03.2028.
5. That the seventy percent of the amounts realised by the developer 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 shall be used only for that purpose.
6. 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.
7. 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.
8. That the developer 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.
9. That the developer shall take all the pending approvals on time, from the competent authorities.
10. That the developer has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. That the developer 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.

That, the above statements made hereinabove are true to my knowledge.

Dated :

WITNESSES:

1.

**RAINBOW DEVELOPER**  
*Sowanic Bank*  
*Boni Roy* Partner

Solemnly Affirmed & Declared Before  
me on Identification of Ld. Advocate

*AG*  
**AMITAVA GHOSH**  
NOTARY, GOVT. OF INDIA  
REGN NO. 56596  
HIGH COURT, CALCUTTA

*A Ghosh*  
**AMITAVA GHOSH**  
NOTARY, GOVT. OF INDIA  
REGN NO. 56596  
HIGH COURT, CALCUTTA

DEPONENT  
Identified by

*Kup*  
**Himadri Chakraborty**  
Advocate  
CJM Court, Calcutta  
Enrolment No: WB/154-A/1991

24 SEP 2025