



14AC 909776

BEFORE THE NOTARY PUBLIC
GOVT. OF INDIA

71/25
SL. NO. 71/25
15 DEC 2025

BEFORE THE NOTARY PUBLIC AT BARASAT
AFFIDAVIT-CUM-DECLARATION



15 DEC 2025

Affidavit cum Declaration of **VIBHA REALCON PRIVATE LIMITED**, promoter of the proposed project named "**RADHA MADHAB NIBAS**", represented by its directors (1) Sri Nisith Kumar Samanta and (2) Smt. Lily Samanta;

I, being authorised signatory Smt. Lily Samanta, wife of Sri Nisith Kumar Samanta, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 117, B. K. Moitra Road, P.O. & Police Station - Baranagar, Kolkata - 700036, District- North 24-Parganas, one of the directors of VIBHA REALCON PRIVATE LIMITED, a private limited company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act, 2013, having its registered office at 117, B. K. Moitra Road, P.O. & Police Station - Baranagar, Kolkata - 700036, District- North 24-Parganas, promoter of the proposed project named "**RADHA MADHAB NIBAS**", do hereby solemnly declare, undertake and state as under:

1. I/Promoter have/ Owner, Estate Nandalal Koruri Deceased, represented by its Trustees (1) Sri Dipak Koruri, and (2) Sri Rajat Koruri, 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 along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.

3. That the time period within which the project shall be completed by me/ promoter is 20TH Day of December, 2027.

4. That seventy percent of the amount realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.



6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I/ 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 account 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 withdrawal has been in compliance with 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.
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 any grounds.



15 DEC 2025

VIBHA REALCON PRIVATE LIMITED

Liby Samanta
Director

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 Barasat on 15th Day of December of 2025.

Solemnly Affirmed In this..... 15/12
Day Of... Dec 20 25
Identified By... S. Das, Advocate

(Signature)
Manoj Das, Notary
Reg. No: 54787/2025
Govt. of India

15 DEC 2025

VIBHA REALCON PRIVATE LIMITED

Liby Samanta
Director

DEPONENT

Identified by me

Sandeep Das
Advocate