

BEFORE THE NOTARY
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

असिबदल पश्चिम बंगाल WEST BENGAL

05AC 905513

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) **MR. MADAN MOHAN GUPTA**, son of Late Rameshwar Gupta, aged about 53 years, (2) **MRS. RITA GUPTA**, wife of Sri Madan Mohan Gupta, aged about 50 years & (3) **MR. MANTHAN GUPTA**, son of Sri Madan Mohan Gupta, aged about 30 years, all are by faith - Hindu, by occupation- Business, by Nationality- Indian, all are the permanent residents of CLUB TOWN GARDEN, 12, M.M. Feeder Road, BL-18, L-2, FL-2B, P.O.- Ariadaha, P.S.- Belghoria, Kolkata- 700057, District- North 24 Parganas, West Bengal, the Directors of "**RAMESHWATI REALTORS PRIVATE LIMITED**", a private Limited Company within the meaning of the Companies Act., 1956, having its office address at 5, Kumud Ghoshal Road, P.S.Belghoria, P.O.- Ariadaha, Kolkata 700057, District North 24 Parganas, being the promoter of the proposed project do hereby solemnly declare, undertake state as under:



RAMESHWATI REALTORS PRIVATE LIMITED
Madan Mohan Gupta

Director

RAMESHWATI REALTORS PRIVATE LIMITED
Rita Gupta

Director

06 DEC 2024

RAMESHWATI REALTORS PRIVATE LIMITED
Manthan Gupta

Director

ক্রমিক নং ২৪৭৭ তারিখ ২৪/১১/২৭
 মূল্য : ১৭.
 ক্ষেত্র : T. Gupta Adv
 ঠিকানা : Barrackpore Court-24 Pgs(N)
 ভেঙার : Rounjito Paul
 লাইসেন্স : ভেঙার
 কাশিপুর দমদম : এস. আর. অফিস

ভেঙারের নাম : রঞ্জিতা পাল
 টেন্ডারের নাম :- ব্যারাক
 টি ভি নং :
 স্টাম্প খরদের তারিখ : ১২ Nov 2024
 এ টি.ভি. নং মোট কত টাকার : ১ 1 0 0 0 0
 স্টাম্প খরিদ করা হইয়াছে।

AFFIDAVIT CUM DECLARATION

I, the undersigned, do hereby declare that the above mentioned property is the property of the undersigned and is not the property of any other person or entity. I further declare that the above mentioned property is not subject to any mortgage, lien, or other encumbrance. I further declare that the above mentioned property is not subject to any other legal proceeding or dispute. I further declare that the above mentioned property is not subject to any other legal proceeding or dispute. I further declare that the above mentioned property is not subject to any other legal proceeding or dispute.

Director
 RAMESHWATI REALTORS PRIVATE LIMITED
 Director
 RAMESHWATI REALTORS PRIVATE LIMITED
 Director
 RAMESHWATI REALTORS PRIVATE LIMITED



০৫ DEC ২০২৪

2.

1. That the Owners have a legal title to the land on which the development of the proposed project at Amalgamated Holding No.- 16, Street name, No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District of North 24 Parganas, has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters 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 31th day of December, 2028.

4. That seventy per cent of the amount realized by 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 amount 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 amount 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 the promoter shall get the accounts audited within six month 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 promoter shall take all the pending approval on time, from the competent authorities.



RAMESHWATI REALTORS PRIVATE LIMITED

Manthan Gupta

Director

06 DEC 2024

RAMESHWATI REALTORS PRIVATE LIMITED

Rita Gupta

Director

RAMESHWATI REALTORS PRIVATE LIMITED

Manthan Gupta

Director

3.

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

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

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 6th day of December, 2024.

RAMESHWATI REALTORS PRIVATE LIMITED
Moulihan Mukherjee
Director

RAMESHWATI REALTORS PRIVATE LIMITED
Moulihan Gupta
Director

Deponent

RAMESHWATI REALTORS PRIVATE LIMITED
Rita Gupta
Director

Identified by,

Shri H. K. Gupta
Advocate



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON
06 DEC 2024
BHOLANATH SIL
NOTARY-R/NO- 2262
GOVT OF INDI.

06 DEC 2024