



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 823904



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROPOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ritwick Bhattacharya, promoter of the proposed project of the proposed project.

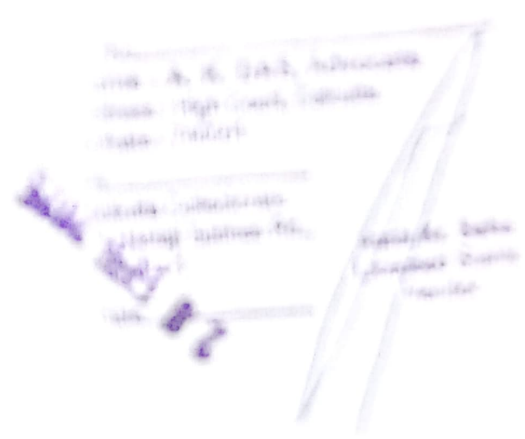
I, Mr. Ritwick Bhattacharya son of Bhabatosh Bhattacharya, residing at 8, Alipur Road, Kolkata – 700049, promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That, (i) Smt. Sunanda Chatterjee (ii) Smt. Paramita Chatterjee (Sanyal) (iii) Smt. Nabamita Chatterjee (iv) Manisha Chatterjee (v) Mr. Aditya Shankar chatterjee (iv) Ms. Lalans Chatterjee, has a legal title to the land on which the development of the proposed project is to be carried out

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

17 APR 2025

171610



AND

A legally valid authentication of 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 31st March 2027.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 account 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 approvals on time, from the competent authorities.
9. The 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 of any apartment, plot or building as the case may be on any grounds.

✓ RUBRIK ENTERPRISE PVT LTD

Rubrik Enterprise Pvt Ltd
Director

Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of 2025.

RUBRIK ENTERPRISE PVT LTD

✓ *Rubrik Enterprise Pvt Ltd*
Director

Deponent

Identified by me
Atmaji Chakraborty
Advocate
Enrollment No: WB/154-A/1991
S.M. Court, Kolkata

PADMA DAS
NOTARY
Regn. No. 18771/18
C.M.M's Court
Kolkata-700 074

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Padma Das
NOTARY

17 APR 2025