

s. No.....C.....06/26



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

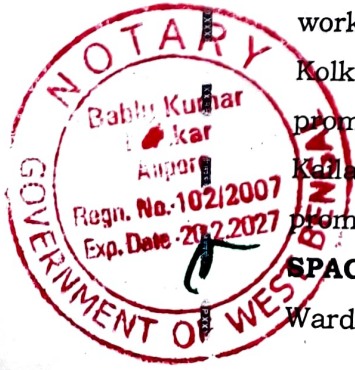


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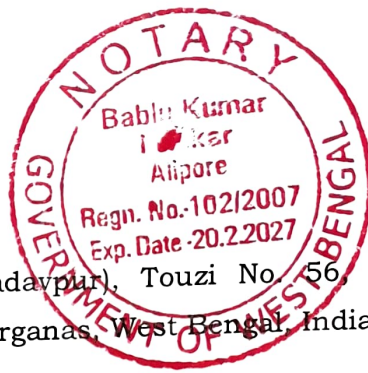
BEFC THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

Affidavit cum Declaration

Affidavit cum Declaration of **RATAN KUMAR DEY**, son of Late Kedar Chandra Dey, by Faith Hindu, by Nationality- Indian, by Occupation- Business, working for gain at 8/19, Kailash Link Road, P.O. Harinavi, P.S. Rajpur, Kolkata - 700148 and **KAKALI DEY**, wife of Ratan Kumar Dey, by Faith Hindu, by Nationality- Indian, by Occupation- Business, working for gain at 8/19, Kailash Link Road, P.O. Harinavi, P.S. Rajpur, Kolkata - 700148 both partner of "**M/S. RAINBOW CONSTRUCTION**", promoter/ developer, of Partnership Firm, having its office at 8/19, Kailash Link Road, P.O. Harinavi, P.S. Rajpur, Kolkata - 700148, promoter/ developer of the proposed project named "**NIRVANA LIFE SPACE**", situated at Premises No. 2885, Nayabad, Kolkata - 700099, Ward No. 109, Borough No. XII, within Mouza Nayabad, J.L. No. 25,



19 JAN 2026



P.S. Panchasayar (now Purba Jadavpur), Touzi No. 56, Pargana Khaspur, in the District South 24 Parganas, West Bengal, India,

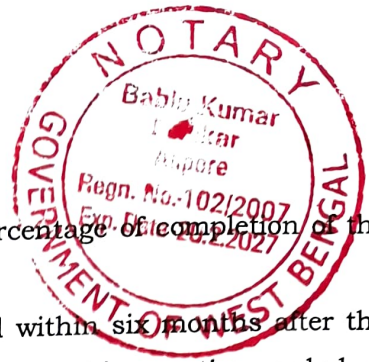
We, RATAN KUMAR DEY, son of Late Kedar Chandra Dey, by Faith Hindu, by Nationality- Indian, by Occupation- Business, working for gain at 8/19, Kailash Link Road, P.O. Harinavi, P.S. Rajpur, Kolkata – 700148 and **KAKALI DEY**, wife of Ratan Kumar Dey, by Faith Hindu, by Nationality- Indian, by Occupation- Business, working for gain at 8/19, Kailash Link Road, P.O. Harinavi, P.S. Rajpur, Kolkata – 700148, promoter ,being partner of Partnership Firm **“M/S. RAINBOW CONSTRUCTION”**, promoter/ developer, promoter

Affidavit cum Declaration of **RATAN KUMAR DEY and KAKALI DEY** (partners of Partnership Firm **“M/S. RAINBOW CONSTRUCTION”**, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Narayan Biswas, Mrs. Rekha Biswas, has a legal title to the land on which the development of the project is proposed 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 Mr. Narayan Biswas, Mrs. Rekha Biswas, are land owners.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **1.8.2029**
5. That seventy per cent of the amounts 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.
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 after it is certified by an engineer, an architect and a chartered accountant in practice



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that the withdrawal is in proportion to the percentage of completion of the project.

8. 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

Rainbow Construction
Ratan Kumar Dey
Kakali Dey
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 _____ on this _____ day of _____



Solemnly Affirmed & Declared
Before me on Identification

B. K. Naskar

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Rainbow Construction
Ratan Kumar Dey

Partner
Kakali Dey

Deponent

Identified by me
[Signature]
Advocate

19 JAN 2026