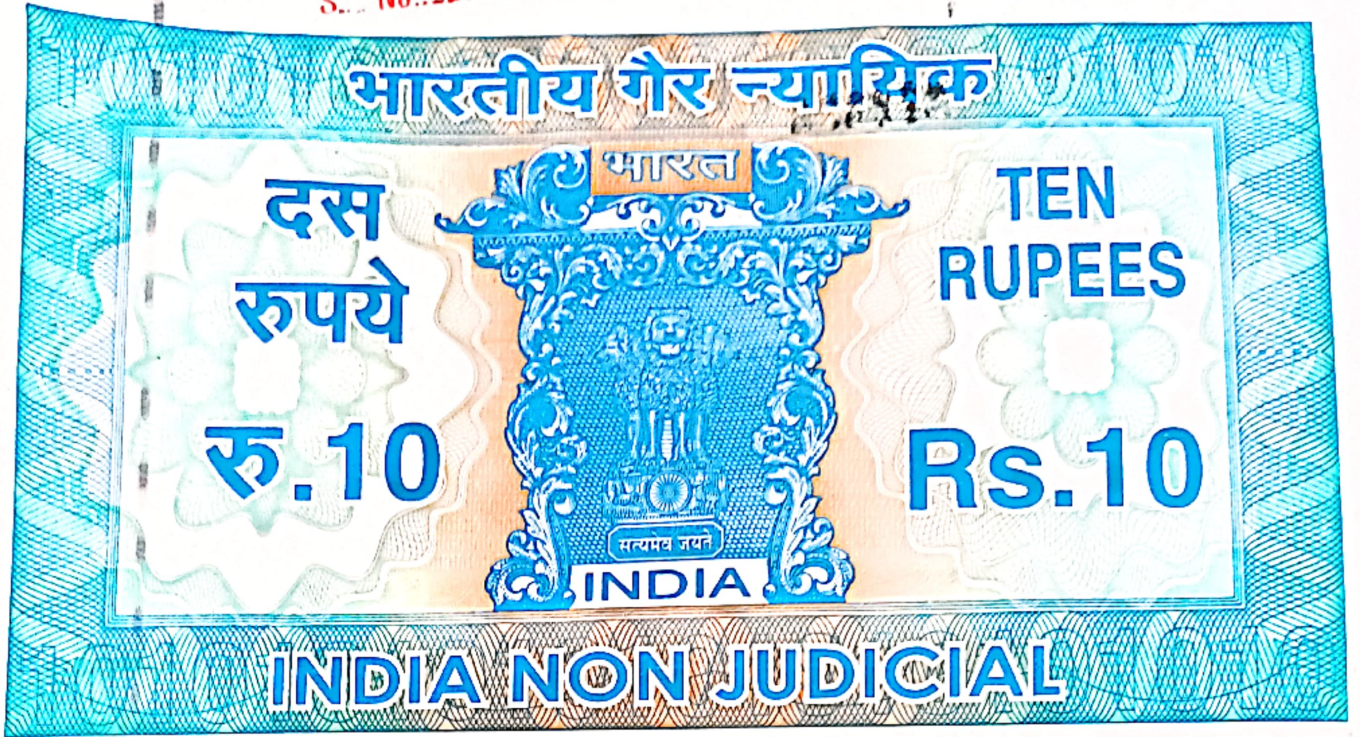


S. No. 03.25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 805287

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

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

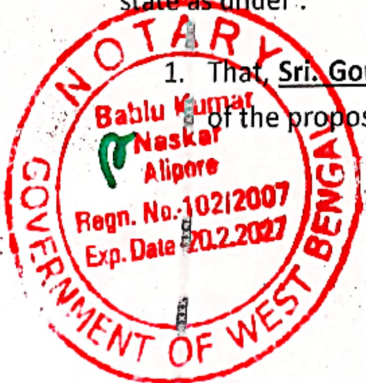


Affidavit cum Declaration

Affidavit cum Declaration of Miss. Reeti Safui, promoter of the proposed "RS MEADOW" project of the proposed project.

I, Reeti Safui daughter of Late Rana Safui, residing at 101/3, Garfa Main Road, Kolkata – 700075, promoter of the proposed "RS MEADOW" project hereby solemnly declare, undertake and state as under :

1. That, Sri. Gour Chandra Naskar, has a legal title to the land on which the development of the proposed "RS MEADOW" project is to be carried out



R. S. CONSTRUCTION

Reeti Safui
Partner

15 JUL 2025

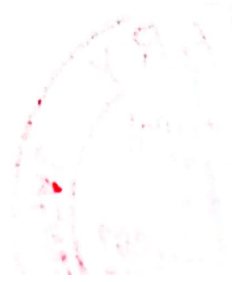
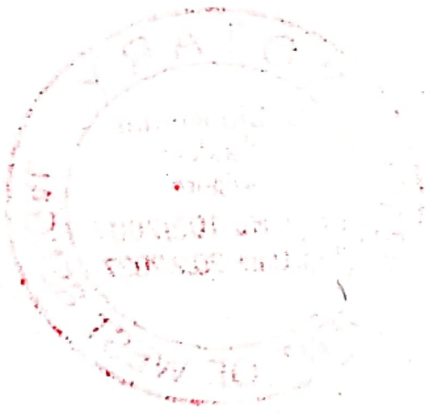
329831

L. No.
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
1, Netaji Subhas Rd.,
Kolkata-1

Ana Kr. Saha
Licensed Stamp
Vendor

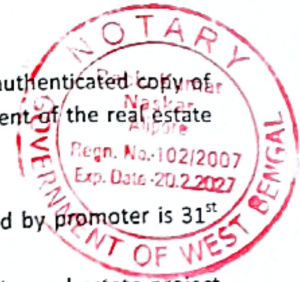
27 FEB 2025



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 December 2028.
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 practiced 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 are 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.



Verification

Deponent

Reeb Safer
Partner

I, the deponent above, do here by verity the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any materials facts.

Verified on this 15th day of JULY 2025.



Solemnly Affirmed & Declared
Before me on Identification

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

Deponent

R. S. CONSTRUCTION

Reeb Safer
Partner

Identified by me

Advocate
Advocate

15 JUL 2025