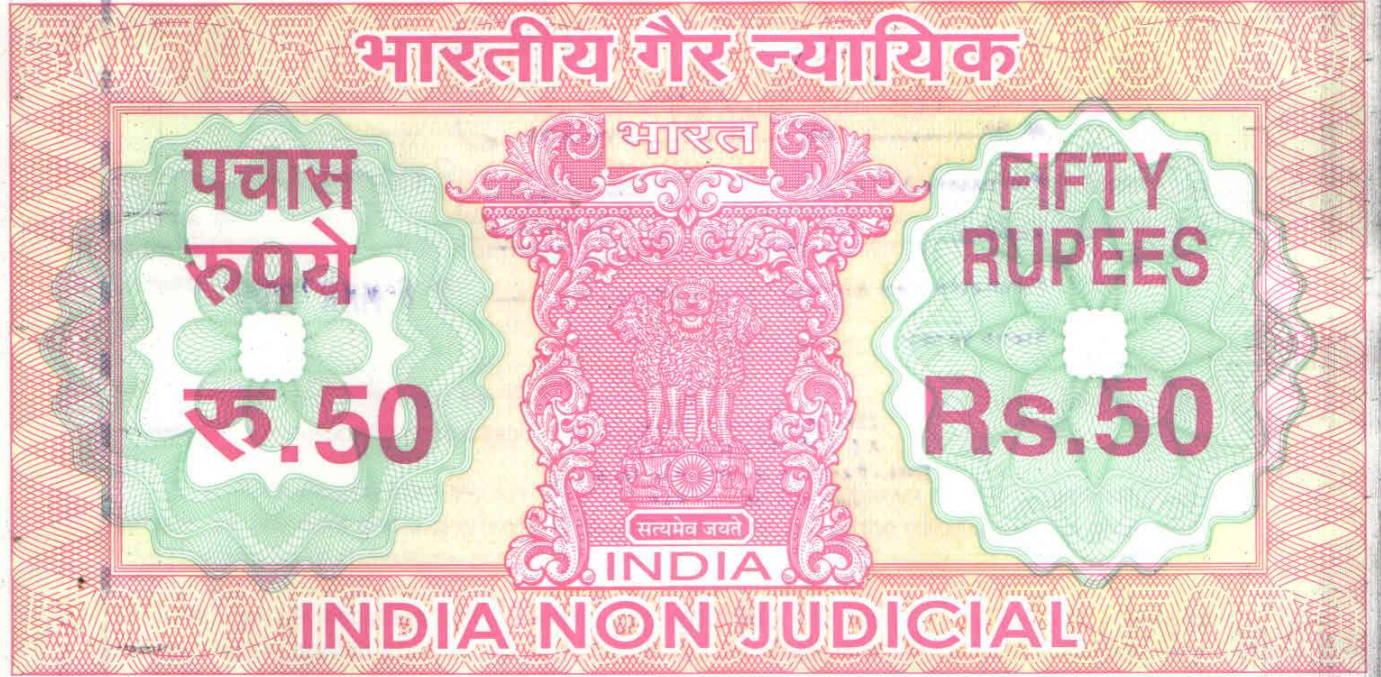


Sl. No. 12/25

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 765414

FORM 'B'

[See rule 3 (4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. PRASANTA CHAKRABORTY**, duly authorized by the promoter of the proposed project "**GALAXY APARTMENT**" situated at G T Road, Opposite Nirupama Nursing Home, Kulti, Pin – 713343, West Bengal vide board resolution authorization dated **03-04-2025**.

Mr. Prasanta Chakraborty, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertaken state as under:

1. That a legally valid authentication of title of such land along with an authenticated copy of the agreement between 1. **JYOTI PRAKASH MISHRA** (PAN No. AFSPM5171P) 2. **SATYA PRAKASH MISHRA** (PAN No. ARQPM0501R) 3. **PREM PRAKASH MISHRA** (PAN No. AQIPM8338H) and 4. **RINI DAS CHAKRABORTY** (PAN No. AKDPD0860A) for development of the real estate project is enclosed herewith.

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

3. That the said time within which the project shall be completed by promoter is **31/03/2030**.



11 APR 2025

RAYAN DEVELOPERS

Prasanta Chakraborty
Partner

No. 580 Date 04/4/25 Value Rs. 0
Purchaser's Name. Rajon Dandoo
Address. Rajon
Purchased from Asansol Treasury on. 26 MAR 2025
Stamp Vendor

(Sri Joy Prakash Shaw
A.D.S.R. Office, Asansol
Dist.- Paschim Bardhaman (W.B.)
Licence No.- 3/1989



4. That seventy per cent of the amounts realised by promoter for 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I will get 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.
8. That I will take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I will 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

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 **Asansol** on **11th day of April, 2025**.

Deponent

For RAYAN DEVELOPERS
RAYAN DEVELOPERS

Prasanta Chakraborty
Partner

(Signature of Authorised Signatory)

(Prasanta Chakraborty)

11 APR 2025

ASIM BANERJEE
Solemnly confirmed & declared on
oath before me on identification

ASIM BANERJEE
NOTARY, Regd. No.- 13/2007
Govt. of W.B., Asansol Court