

44  
भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

भारत

TEN  
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Before The Notary Public 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 Sri Debabrata Majumder, Partner of M/s. RAI CONSTRUCTION, promoter of the proposed project **ROSEWOOD HEIGHTS** at Premises No. 13, NILKANTA CHATTERJEE STREET, BELGHARIA, KOLKATA-700056, MOUZA- BELGHARIA , J.L. NO.- 03, , R.S NO.- 17 , TOUZI NO.- 52B/1, 55B/1, 178, 1733/2 , C.S/R.S & L.R DAG NO.- 477, 480, 485, 477/1884, 478, 487, 484 C.S/R.S KHATIAN NO- 1167, 1170, 686, 1126, L.R KHATIAN NO- 2311(OLD), 1764(OLD), 665(OLD), 3101(OLD), 5738(NEW), 5740(NEW), 5744(NEW), 5745(NEW), 5750(NEW), WARD NO.- 21, HOLDING NO.- 647 , P.O. & P.S.- BELGHARIA , UNDER KAMARHATI MUNICIPALITY, DIST- NORTH 24 PARAGANAS, WB, India

I, Debabrata Majumder, Partner of M/s. RAI CONSTRUCTION, promoter of the proposed project **ROSEWOOD HEIGHTS** at Premises No. 13, NILKANTA CHATTERJEE STREET, BELGHARIA, KOLKATA- 700056, MOUZA- BELGHARIA , J.L. NO.- 03, , R.S NO.- 17 , TOUZI NO.- 52B/1, 55B/1, 178, 1733/2 , C.S/R.S & L.R DAG NO.- 477, 480, 485, 477/1884, 478, 487, 484 C.S/R.S KHATIAN NO- 1167, 1170, 686, 1126, L.R KHATIAN NO- 2311(OLD), 1764(OLD), 665(OLD), 3101(OLD), 5738(NEW), 5740(NEW), 5744(NEW), 5745(NEW), 5750(NEW), WARD NO.- 21, HOLDING NO.- 647 , P.O. & P.S.- BELGHARIA , UNDER KAMARHATI MUNICIPALITY, DIST- NORTH 24 PARAGANAS, WB, Indiado hereby solemnly declare, undertake and state as under:

06 NOV 2024



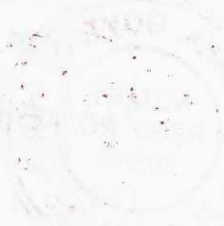
4242

27 SEP 2024

No .....  
Name.....  
Address.....  
No. 10.....

B. C. LAHIRI  
Advocate  
Alipore Police Court  
Kolkata - 700 027

Pijush Kanti Chakraborty  
Licence Stamp Vender  
  
Alipore Police Court  
Kolkata-700 027





1. That our Firm M/s. RAI CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Sri Manoj Kumar Shaw, Smt Hirawanti Devi, Sri Pappu Kumar Shaw, Puja Kumari Shaw and Piyush Kumar Shaw, being No. 152605517 of 2023, registered at the Office of the ADSR Belgharia
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2028
4. 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
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 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



Debabrata Majumder

Deponent

Verification

I, Debabrata Majumder Son of Kamal Krishna Majumder Resident of 18/A, Purbapara, Kamarhati, Kolkata - 700056, WB, India, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

**Solemnly Affirmed & Declared  
before me on Identification**

Verified by me at Kolkata on this 06th Day of November, 2024

*A. K. Sinha*

**A. K. Sinha, Notary  
Alipore Judges/Police Court, Cal-27  
Regd. No 608/1995 Govt. of India**

Debabrata Majumder

Deponent

**Identified by me**

*Advocate*

**06 NOV 2024**