

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

34AA 797951

Before the Notary
Govt. of West Bengal
Durgapur

District-Pashchim Bardhaman

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

Affidavits cum Declaration of Mr. PRAKASH SAHA, duly authorized by the promoter of the proposed project "RUP NARAYAN APARTMENT", vide his authorization dated 4th March 2025.

I, Mr. PRAKASH SAHA duly authorized by the promoter of the proposed project "RUP NARAYAN APARTMENT", do hereby solemnly declare, undertake and state as under:

1. That R U P DEVELOPERS has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners (1) Mrs. SIMA MAJI (2) PRASENJIT SARKAR and MOUMITA SARKAR along with an authenticated copy of development agreement (1) being no. 230607486 of 2023 (2) being no. 230607717 of 2023 and power of attorney (1) being no. 230607538 of 2023 (2) being no. 230607847 of 2023 executed between such owner and promoter for development of the real estate project is enclosed herewith.

Contd...Page 2

05 MAY 2025

3. That the time period within which the project shall be completed by promoter is **30/03/2028**.
4. The 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



R.U.P. Developers
Prakash Saha
 Partner
 Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 5/5 on this May day of 2025

R.U.P. Developers
Prakash Saha
 Partner
 Deponent

IDENTIFIED BY ME
Adv. Advocate

Solemnly Affirmed & Declared
 before me on Identification

ABDUL HOQUE, NOTARY
 Durgapuri, P.O. No. 005/2023, Govt. of W.B.

5 MAY 2025