

भारतीय गैर न्यायिक

दस
रुपये

रु.10

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 681049

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 PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Miss. Reeti Safui, promoter of the proposed 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 project hereby solemnly declare, undertake and state as under :

- That, Sri. Pran Krishna Roy, Smt. Pushpa Kayal nee Roy, Miss Anjali Roy, Smt. Jharna Dhar nee Roy, Smt. Aparna Ghosh nee Roy, Sri Arup Roy, Miss Mita Roy, has a legal title to the land on which the development of the proposed project is to be carried out



19 MAR 2025

92265

SOLD
OF
RS.
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L NO. 351RS2016

Amitabha Ray
Advocate
SUPREME POLICE COURT
Kolkata - 700 027

23 FEB 2025

3 FEB 2025

3 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 30th April 2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 as 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.

R. S. CONSTRUCTION

Reet Safi

Deponent Partner

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 19th day of March 2025.

R. S. CONSTRUCTION

Reet Safi

Partner

Deponent



Identified by me

[Signature]
Advocate

Solemnly Affirmed & Declared
Before me on Identification

[Signature]

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

19 MAR 2025