

Serial No. A/..... 11 2026



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

15AC 076911

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass, Kolkata – 700 105, Police Station – Pragati Maidan, Post Office – Dhapa, duly authorized by the **Riverfront Condominium Private Limited** (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 5th July 2024;



Radhe Shyam Pancharia


22 JAN 2026

013019

21 NOV 2025

S. No. Rs. Date

Sold to - S. CHAKRABORTY (Adv.)
of-Alipore Judges Court, Kolkata-27


Samrat Das
Stamp Vendor
Alipore Police Court, Kolkata-27

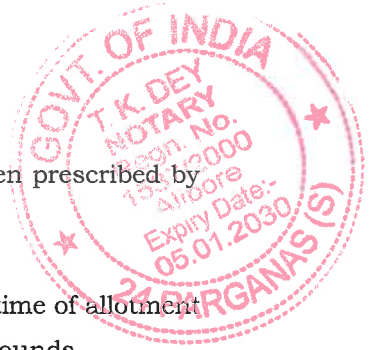
Stamp Vendor
Alipore Police Court, Kolkata-27

I, Sri Radhe Shyam Pancharia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the Lease Deed have legal title to the land on which the development of the proposed project namely "**SANSARA PHASE - III**" is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Deed 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 save and except the followings: -
 - a) Obtained a financial assistance by way of construction finance from ICICI Bank Limited.
 - b) A WPA (P) No. 173 of 2025 in the matter of Sri Sandip Pramanik -vs- The Union of India & Ors. is pending before the High Court at Calcutta.
 - c) TS - 1457 of 2025 - Before the Ld. 4th Civil Judge (Junior Div.) at Howrah
3. That the time period within which the project shall be completed by promoter is 31st October 2029.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the 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 promoter shall take all the pending approvals on time, from the competent authorities.

Radhe Shyam Pancharia

22 JAN 2026



9. That 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.

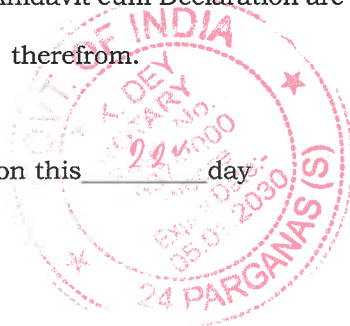
Radhe Shyam Pancharic

Deponent

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 Kolkata on this _____ day
Of January 2026.



Radhe Shyam Pancharic

Deponent



Solemnly Affirmed & Declared
before me on identification

T. K. Dey, Notary
Alipore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Identified by me

Dilip Das
Advocate
DILIP DAS
B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B -925 / 1878

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