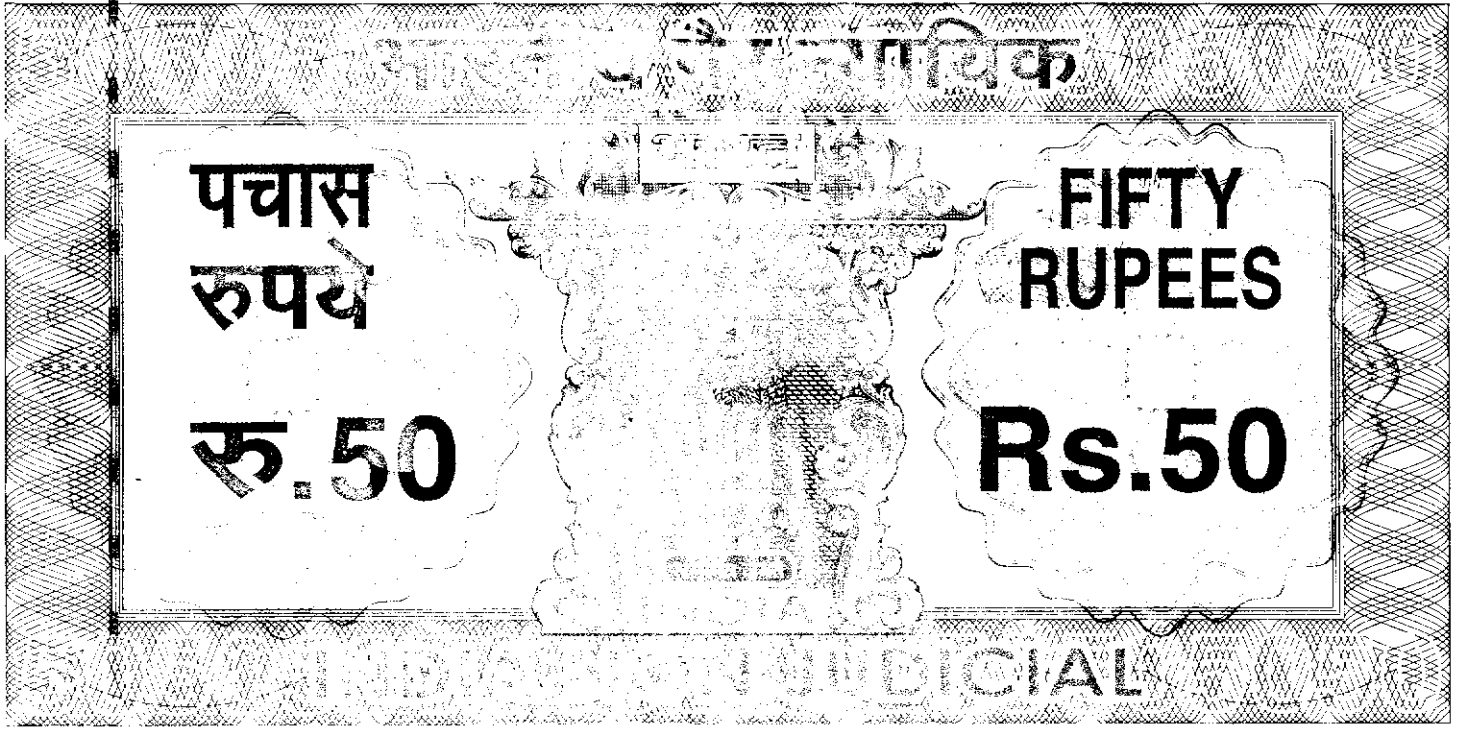


Serial No. N.....

2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

AM 330559



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

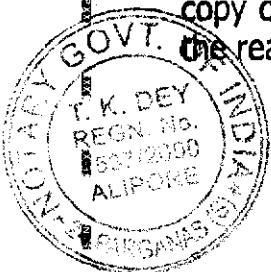
Affidavit cum Declaration of Mr. Rishav Shaw promoter of the proposed project / duly authorised by the promoter of the proposed project, on Solemn Affirmation State.

I, Rishav Shaw, age 28 years, an Indian Inhabitant, residing at '19c', Mohan Chand road, Khaddirpore, District Kolkata, in my capacity as the promoter of the proposed project doth hereby solemnly declare, undertake and state as under:

- 1. That the Biswajit Ghosh has a legal title to the land on which the development of the project is proposed**

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.



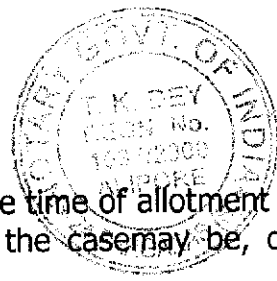
18 JAN 2025



2. That the said land is free from all encumbrances.
3. That the time period within which the project will be completed by the promoters 29th July 2029.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and will be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will 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 the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of Section 4 of the Act and under rule 3 of the rules, within seven days of the said changes occurring.
9. That I will serve as the representative for the respective project. The promoters, including Mr. Utsav Shaw, Mr. Sumit Kumar Shaw, Mr. Asmit Gupta, and Mr. Pratik Gupta, have mutually agreed that Mr. Rishav Shaw will be responsible for ensuring compliance with all applicable rules and regulations concerning the promoters. In the event of any misconduct resulting in liability, all the promoters shall be held jointly and severally liable.
10. That I shall take all the pending approvals, if any, on time, from the competent authorities.
11. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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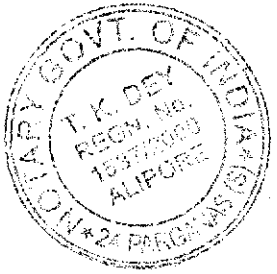
12. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Rishav Shaw
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 17nd day of January 2025.




Rishav Shaw
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


Advocate
DILIP DAS
B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B -525 / 1979

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