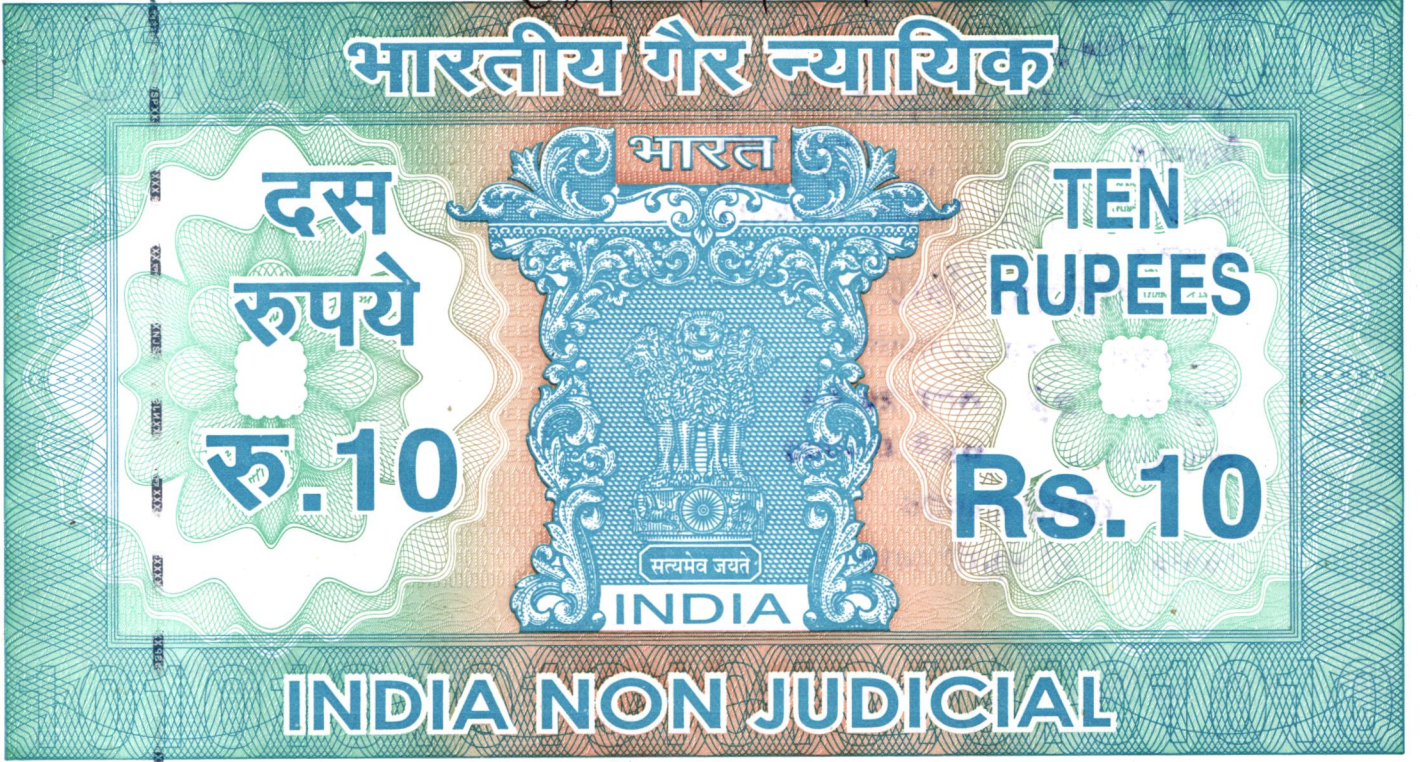


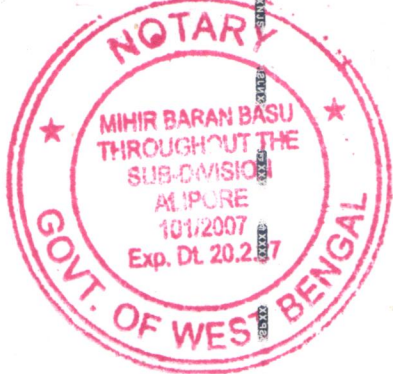
S/L No... 63/2014/24

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

98AB 207657



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027

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 Amit Kumar Shaw Owner and Developer of the proposed project Romaira Prestine;

I, Amit Kumar Shaw s/o Late Ratan Lal Shaw Owner and Promoter do hereby solemnly declare, undertake and state as under:

1. I, Amit Kumar Shaw has a legal title to the land on which the development of the proposed project is to be carried out

AND

20 DEC 2024

2882
নং ও অধিক : 30 No 2A

ক্রেতার নাম : Rajgopal Mitra

পিকানা : Advocate

Regd. No.-1782/09

কল্যা : High Court Kolkata

উদ্দেশ্য :
বারাসাত কোর্ট

জেনা : ২৪ পরগণা

তারিখ : 22 OCT 20 21

স্ট্যাম্প : RS. 50000

ক্রেতার নাম :
বারাসাত কোর্ট

স্বাক্ষর : শ্রী সত্যজিৎ বোস

BEFORE THE
ALPORE JUDGE
FOR KATA-TODUR



2021 OCT 22

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 me/promoter is 31.12.2025
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 be 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.

Mit Kumar Shaw
Deponent

20 DEC 2024

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 _____ on this _____ day of _____

[Handwritten signature in red ink]

Amit Kumar Shaw

Deponent

*Identified by me
Atti Adv.*

Solemnly declared and affirms
Alipore Judge Court, Kol-27, on
identification at _____ AM/PM
under Notary Act

[Handwritten signature in green ink]
(M. B. BASU)
Notary Govt of West Bengal
101/2007



20 DEC 2024