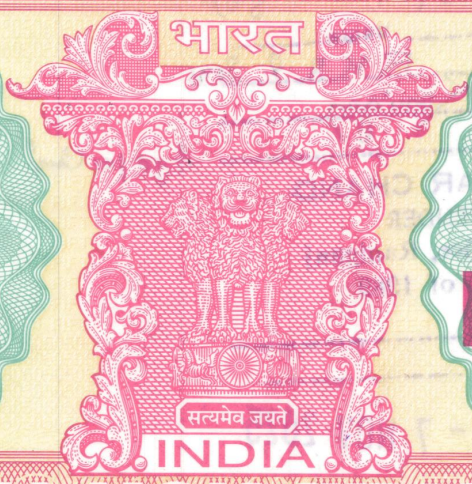


S. I. NO. 38/25

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 221291

FORM 'B'

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. RISHI GOENKA**, Partner of **RKS & SONS**,
Promoter of the proposed project/duly authorized by the promoter of the proposed project
vide its/ his/their authorization dated 17th November 2025.

I, Rishi Goenka s/o Late Kailash Kumar Goenka, residing at NSB Road, Raniganj, Dist:
Paschim Bardhman West Bengal-713347, promoter of the proposed project / duly
authorized by the promoter of the proposed project do hereby solemnly declare, undertake
and state as under:

1. That **Rishi Goenka & Vishakha Goenka** have a legal title to the land on which the
development of the proposed project is to be carried out
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.



17 NOV 2025

3. That the time period within which the project shall be completed by me / promoter is 06th November 2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 regulation 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.

RKS & SONS

Rishi Gopal

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 Asansol on this 17th November 2025.

RKS & SONS

Rishi Gopal

Partner
Deponent

Drafted and Prepared by me &
Typed in my office:

Advocate

Soumitra Mukherjee

Solemnly Affirmed & Declare
before me on identification

Swarnendu Halder
Govt of W. B., Asansol Court
Regd. No - 09/16

17 NOV 2025

