



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL FORM-B* 09AC 249557
[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 Ms. Regent Services Pvt. Ltd., Promoter of the proposed project;

We, Regent Services Pvt. Ltd., Promoter of the proposed project, do hereby solemnly declare, undertake and state as under :

1. That, the Owner, Mrs. Aparajita Moitra has 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.

3. That the time period within which the project shall be completed by the Promoter is 31st December, 2026.

4. That, seventy per cent of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ascheduled 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

17 JUN 2025

For REGENT SERVICES PRIVATE LIMITED

Director / Authorised Signatory

35497

S.L. No.....Sold To.....

23 MAY 2025

Rs.....Addr.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

PANKAJ SHROFF & COMPANY
Advocate
16, Strand Road
Kolkata-700001

Issue Date.....Sign.....

23 MAY 2025

- been in compliance with the proportion to the percentage of completion of the project.
8. That, the Promoter shall take all the pending approvals on time from the competent authorities.
 9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That, the 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.

For REGENT SERVICES PRIVATE LIMITED


Director / Authorised Signatory

Deponent

Verification

I, the deponent above, do here by 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 13th day of June, 2025

For REGENT SERVICES PRIVATE LIMITED


Director / Authorised Signatory

Deponent



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION



PADMA DAS
NOTARY

13 7 JUN 2025

PADMA DAS
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