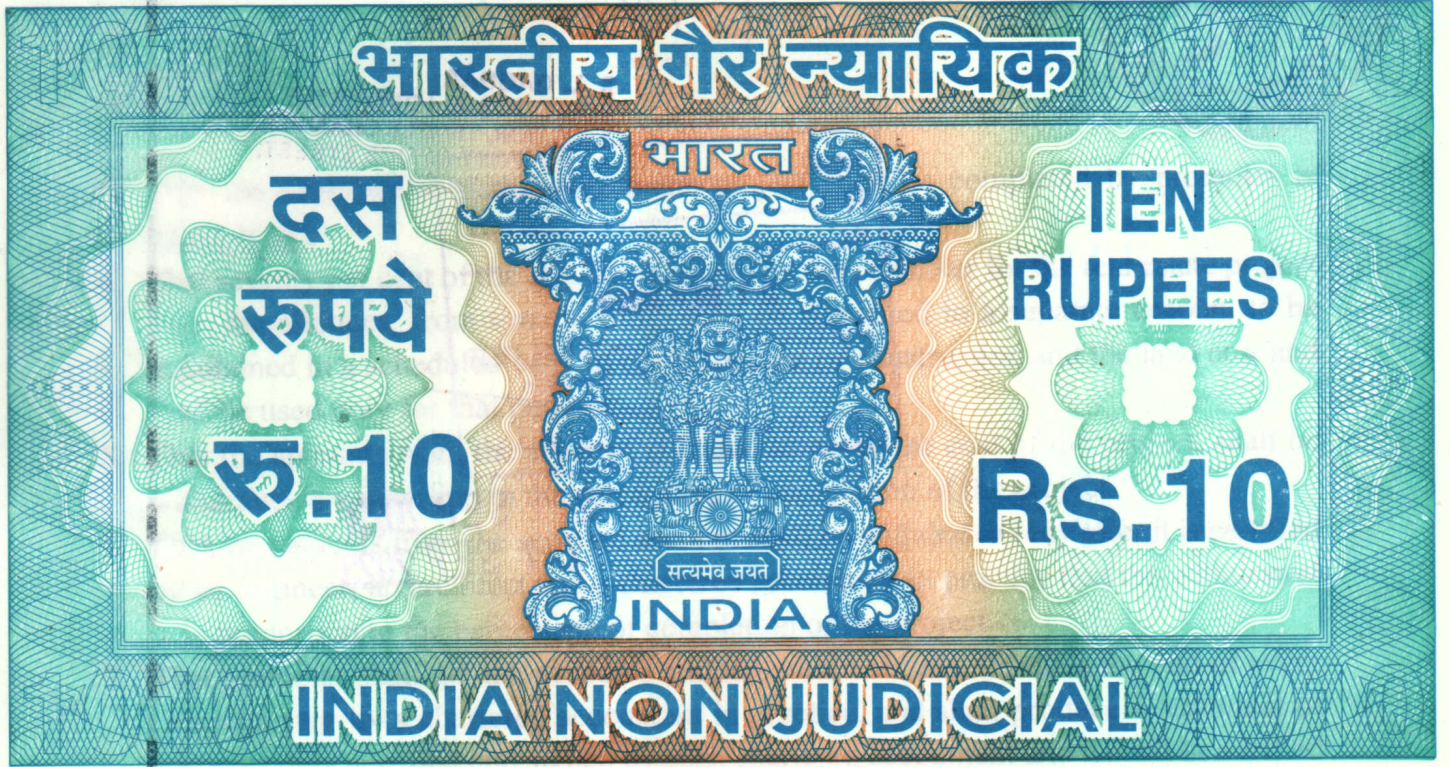


SL No. 42 dated 08 NOV 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM- 'B'

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Vishal Khetawat S/o Shri Babulal Khetawat, aged 53 years, residing at P-15, C I T Road, Scheme VI-M, P.S. Phoolbagan, P.O. Kankurgachi, Kolkata – 700 054 duly authorized by the RAMESWARA INFRA SPACE LLP (Herein referred to as the Promoter), promoter of the proposed project , vide an authorization dated 6<sup>th</sup> November 2023.

I, Vishal Khetawat , duly authorized by the promoter of the proposed Phase – II of the project “Rameswara Riverview” do hereby solemnly declare, undertake and state as under:

1. That Telequip Barter Private Limited and others has a legal Title to the land on which the development of the project is to be carried out And a legally valid authentication of the 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 save and except there is A Title Suit No. 427 of 2018 filed in the Learned Court of 3<sup>rd</sup> Civil Judge (Sr. Division) at Barasat.

08 NOV 2023

08 NOV 2023

Handwritten signature

R. L. GAGGAR  
SOLICITOR & ADVOCATES  
3rd FLOOR, TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET,  
KOLKATA-700001

NAME.....  
ADD.....  
Rs.....  
**21 SEP 2023**  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. Court  
2 & 3, K. S. Roy Road, Kol-1

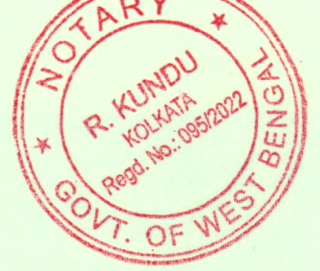
**21 SEP 2023**  
**21 SEP 2023**



08 NOV 2023

Identified by me  
Deputy Commissioner  
Kolkata

08 NOV 2023

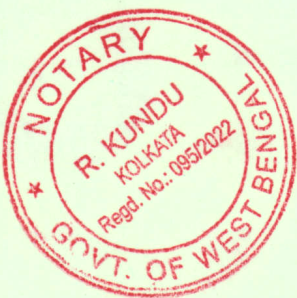


3. That the time period within which the project shall be completed by promoter is **31.03.2028**
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled 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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.

Deponent  
**RAMESWARA INFRA SPACE LLP**  
*Rameswar Chatterjee*  
Partner

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 Kolkata on this 6<sup>th</sup> day of November 2023.



Solemnly declared and affirmed before me on identification at Alipore Judges' Court, Kolkata-700 027 at Alipore, under the Notaries Act. at.....A.M./P.M.

*R.K.*  
**RAJSEKHAR KUNDU**  
Notary, Govt. of West Bengal  
Regd. No.: 095/2022

Deponent  
**RAMESWARA INFRA SPACE LLP**  
*Rameswar Chatterjee*  
Partner

**Identified by me**

*Debasish Chowdhury*  
**Debasish Chowdhury**  
Advocate  
Alipore Judges Court, Kol-27  
WB/929/1983

**08 NOV 2023**