



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

AT 343571

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. JISHNU DAS, Developer of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date 08/09/2025.

Mr. JISHNU DAS, Son of Sri Mrinal Kanti Das residing at KAILSH DHAM, Patnabazar, Midnapore Town, Medinipur, Paschim Medinipur, West Bengal, 721101, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That RB REAL ESTATE DAS'S PVT. LTD. 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.
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 31/12/2030.

MRINAL KANTI SAHOO  
Notary Regn No- 55817  
Govt of India  
Midnapore, Paschim Medinipur

Syed Nowzar Ali  
M.A., LL.B., B.Ed, Kovid  
Advocate  
Mirzabazar, Midnapur

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

**JISHNU DAS**  
*Jishnu Das.*  
 DIRECTOR  
 (DIN-11373924)  
 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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

Affidavit No. M.S. 7778 dt. 19 MAR. 2026  
 Solemnly Affirmed & Declared Before me  
 by J. Das  
 who is duly identified  
 by S. N. Ali  
 Advocate / Law Clerk

**MRINAL KANTI SAHOO**  
 Notary Regn. No. 55817, Govt. of India  
 Mirzapur, Midnapur, West Bengal

**JISHNU DAS**  
*Jishnu Das.*  
 DIRECTOR  
 (DIN-11373924)

Deponent

*Syed Newsar Ali*  
*9/3/26*

**Syed Newsar Ali**  
 M.A., LL.B, B.Ed, Kovid  
 Advocate  
 Mirzabazar, Midnapur