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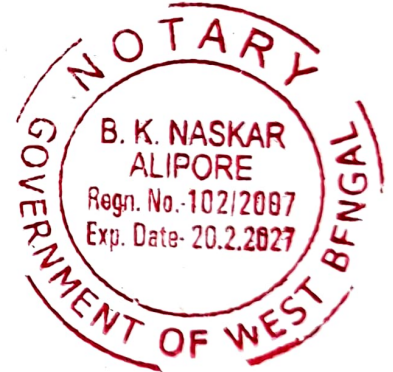रु.10

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INDIA NON JUDICIAL

पश्चिमबঙ্গ पश्चिम बंगाल WEST BENGAL

09AC 030805

**BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT**

Affidavit cum Declaration

Affidavit cum Declaration of**RABIINDRA NATH DAS**, son of late Ram Chandra Das, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 13/B Deshapriya Nagar, Palpara, P.S-Baranagar P.O. Sinthi, Kolkata- Pin -700050,being proprietor /promoter of **"R.D. CONSTRUCTION"**, promoter/ developer, of proprietorship Firm, having its office at 13/B, Deshapriya Nagar, Palpara, P.S-Baranagar P.O. Sinthi, Kolkata- Pin -700050, Kolkata , promoter/ developer of the proposed project named **"SWASTIK APARTMENT"** Situated at 1170, Nayabad,P.S- Panchasayar (previously Purba Jadavpur)P.O.-Nayabad, Kolkata, Pin -700099, South 24 Parganas, Mouza -Nayabad , J.L. no. 29, Ward no. 109, , within Kolkata Municipal Corporation, Kolkata, West Bengal, India
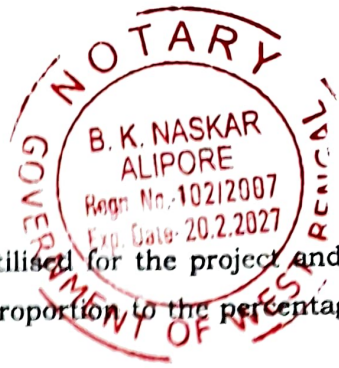
NOTARY
B. K. NASKAR
ALIPORE
Regn. No.-102/2007
Exp. Date- 20.2.2027
GOVERNMENT OF WEST BENGAL

NOTARY
B. K. NASKAR
ALIPORE
Regn. No.-102/2007
Exp. Date- 20.2.2027
GOVERNMENT OF WEST

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1 5 MAY 2025

I, **RABIINDRA NATH DAS**, son of late Ram Chandra Das, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 13/B Deshapriya Nagar, Palpara, P.S- Baranagar P.O. Sinthi, Kolkata- Pin -700050, being proprietor /promoter of Proprietorship firm **"R.D. CONSTRUCTION"** promoter/ developer, promoter

Affidavit cum Declaration of **RABIINDRA NATH DAS**(being the proprietor /promoter of Proprietorship firm **"R.D. CONSTRUCTION"**, of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **Chitra Ghosh and Mausumi Debnath** land owner 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. ThatChitra Ghosh and Mausumi Debnathare the land owner.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by me/promoter is **6.11.2029**

5. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allotters, 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.

6. 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.

7. 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.

8. 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

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1 5 MAY 2025

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.

9. That I / promoter shall take all the pending approvals on time, from the competent authorities.

10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That I / promoter shall not discriminate against any allot tee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

R. D. CONSTRUCTION

Rabindranath Das
Proprietor

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   on this   day of

R. D. CONSTRUCTION

Rabindranath Das
Proprietor

Deponent

Solemnly Affirmed & Declared
Before me on Identification

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Identified by me

Advocate

15 MAY 2025