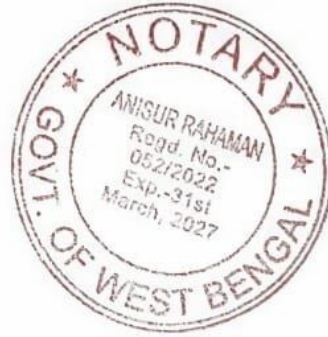
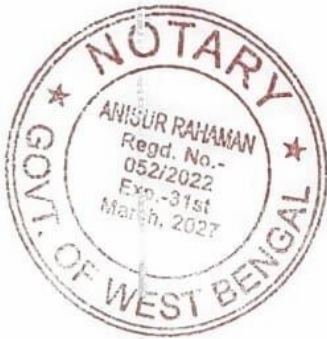




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

12AC 999081

BEFORE THE NOTARY PUBLIC, ALIPORE  
GOVERNMENT OF WEST BENGAL



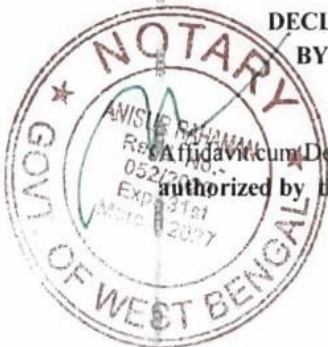
FORM 'B'

[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 **SRI RAKESH SHAW**, Developer of the proposed project / duly  
authorized by the promoter of the proposed project, vide its/his/their authorization date 16/12/2025;



25 JAN 2026

1. REALCON DEVELOPERS, a partnership firm resident at Jyoti Apartment, Teghoria Jhowtala Road, P.O. Hatiara, P.S. Baguiati, Kolkata-700157 represents its Authorized signatory 1) SRI TAPAN SAHA 2) SRI RAKESH SHAW 3) SRI NAGENDRA SHAW 4) SRI PANKAJ SHAW 5) SRI NIRMAL LAL SETH residing at DD-II/5, Baguiati Saha Para, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata-700059.
2. Project Name:- FORTUNE TOWER, No. 392/1, Gorakshabasi Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata-700028.
3. 1) SMT RITA CHAKRABORTY 2) SMT INDIRA CHAKRABORTY 3) SRI SOURAV CHAKRABORTY is residing at 17/4, Gorakshabasi Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata-700028, herein called as 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.
4. That the said land is free from all encumbrances.
5. That the time period within which the project shall be completed by me/promoter is 26/12/2026
6. 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.
7. 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.
8. 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.
9. 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.
10. That I / promoter shall take all the pending approvals on time, from the competent authorities.
11. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. 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.

**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 Kolkata on .....



*Signature Attested  
on Identification  
by the Ld. Advocate*

**ANISUR RAHAMAN**  
NOTARY  
South 24 Pgs.  
Regd. No.-052/2022  
Allpore Court  
Govt. of West Bengal

REALCON DEVELOPERS

*Rakesh Shaw*  
Partners

*Identified by me*

*Nabaumar Mukhopadhyay*  
Advocate

**Nabaumar Mukhopadhyay**  
Advocate  
Alipur Police Court  
Regn. No.: WB/2037/1999

**25 JAN 2026**