



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



20AC 111746

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **SRI. RUDRADEEP SAHA ROY (PAN NO. ALYPR4222J) (AADHAR NO. 7505 8337 5011)**, son of Krishna Gopal Saha Roy, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, residing at Jogendra Apartment, 312, Vivekananda Road, P.O. & P.S.- New Barrackpur, District - North 24 Parganas, West Bengal- 700131, being the one of the partners of "**URBAN REALTY**" and the promoter of the proposed project.

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M'S. Court
Kolkata-700 004

Cont...P-2

01 JUL 2026

01 JUL 2026

ক্রেতার নাম.

સાકિય.

बुद्धि.

ভেংগরি- মুনাল মিত্র

अन्य मन्त्र

Rudra duk Saba Roy

312

Vivkananda Road

Num. 3a ma ucfoze

10 2-131

I, **SRI. RUDRADEEP SAHA ROY**, being the one of the partners of **"URBAN REALTY"** and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **1. SUKLA SEN, 2. SOUMEN SEN, 3. RAMA GUPTA AND 4. BANDANA DASGUPTA** 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 for development of the real estate project is enclosed herewith.

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

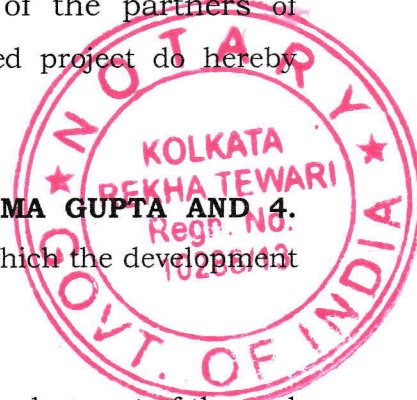
3. That the time period within which the project shall be completed by the promoters is **31/03/2029**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



NOTARY
Regn. No.-10288/13
G.M.M'S. Court
Kolkata-700 001
01 JUL 2025

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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

URBAN REALTY

Rudra Deep Saha
Partner

Deponent

The contents of the 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 ____ day

URBAN REALTY

Rudra Deep Saha
Partner

Deponent
Identified by me

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M.S. Court
Kolkata-700 001



Advocate

01 JUL 2026