



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

KOLKATA
REKHA TEWARI
Regn. No.
10288/13

09AC 812824

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 Shri Samaresh Das, Partner of M/s. RIGHT CHOICE promoter of the proposed project, **CHARULATA** at Premises No. 90, Avenue South Road, under Ward No. 103 of Borough – XI of KMC, PS – Survey Park, Kolkata – 700075, WB, India

I, Samaresh Das, Son of Late Suresh Chandra Das, resident of 25/A, Avenue First Road, Santoshpur, Kolkata - 700075, promoter of the proposed project, **CHARULATA** at Premises No. 90, Avenue South Road, under Ward No. 103 of Borough – XI of KMC, PS – Survey Park, Kolkata – 700075, WB, India, do solemnly declare, undertake and state as under:

1. That our Firm M/s. RIGHT CHOICE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely 1. SHRIKRISHNA DAS, 2. BIVA RANI DAS, 3. KAJAL RANI DAS, 4. SUVANKAR DAS, 5. SUDIPTA DAS, 6. KALYANI DAS, 7. DIPON DAS, 8. SREPARNA DASGUPTA & 9. SUJIT DAS, being Deed No. 163001416 of 2024, registered at the Office of DSR V, South 24 Parganas
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 17-01-2030

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Kolkata-700001

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Samaresh chandra Das
Deponent

Verification

I, Samaresh Das, Son of Late Suresh Chandra Das, resident of 25/A, Avenue First Road, Santoshpur, Kolkata - 700075, do solemnly affirm that 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 this 21st Day of August, 2025

Signature Only
Identified by me
Narayan Ch Saha
(Signature)
Advocate
C.M. Court, Kolkata-1
Enrollment No. WB/305/1989

Samaresh chandra Das
Deponent

REKHA TEWAR, SOLEMNLY AFFIRMED AND DECLARED
NOTARY BEFORE ME ON IDENTIFICATION
Regn. No. 10288/13
C.M.'s. Court
Kolkata-700001

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(Signature)
REKHA TEWAR
NOTARY