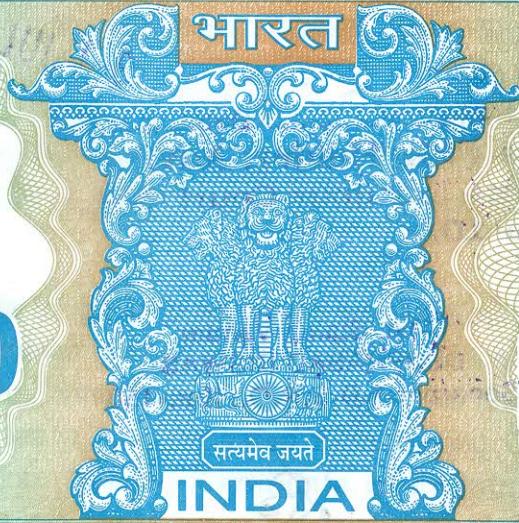


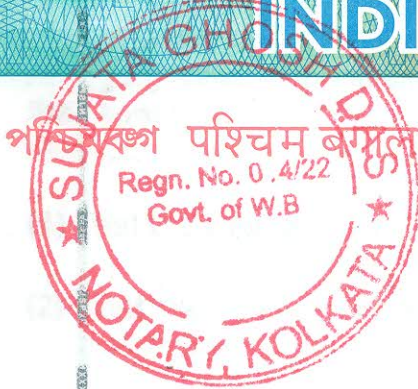
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दस
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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



WEST BENGAL



FORM 'B'

[See rule 3(4) of West Bengal Real Estate
(Regulation & Developments) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Arup RAKSHIT Son Of Sri Rabindra Nath Rakshit Proprietor of M/s Rakshit Housing Associates & Developer of the proposed Project Shiv Shakti Apartment at Mouza - Arakpur , J.L. No. - 39, CS Dag No 2429(P) & 2430(P), EP No 975,SP No 2439 under Kolkata Municipal Corporation being Premises no 74/5/26 ,Jadavpur Central Road ,Bijoygarh under Ward no 98, Assessee No 230980200267 Kolkata 700092 P.S. -Netaji nagar,P O Regent Estate, Dist. - 24 Pargs. (South), West Bengal, India.

SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
Sessions Court, Kolkata

22 JAN 2026

Arup Rakshit



Mr. **RAKSHIT** Son Of Sri Rabindra Nath Rakshit Proprietor of **M/s Rakshit Housing Associates** & Developer of the proposed Project **Shiv Shakti Apartment** at Mouza - Arakpur , J.L. No. - 39, CS Dag No 2429(P) & 2430(P), EP No 975, SP No 2439 under Kolkata Municipal Corporation being Premises no 74/5/26 ,Jadavpur Central Road ,Bijoygarh under Ward no 98, Assessee No 230980200267 Kolkata 700092 P.S. –Netaji nagar,P O Regent Estate, Dist. - 24 Pargs. (South), West Bengal, India.. do hereby solemnly declare, undertake and state as under:

That the Firm has a legal title to the land on which the development of the on –going project is carried out by virtue of owner ship Deed of Conveyance being No 160212596 dated 26/09/2022 by **Jayanta Guha, Smt Tapashi Bose,Subrata Guha, Debabrata Guha** and **M/s Rakshit Housing Associates** a Proprietorship Firm having Certificate of Enlistment under Kolkata Municipal Corporation bearing **Certificate of Enlistment Number 012984039163 valid up to 31/03/2026**

AND

All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Proprietor ship Firm (Buyer) for the development of the Real estate project are enclosed herewith

- (1) That the said land is free from all encumbrances.
- (2) That the time period within which the project shall be completed by the Proprietorship Firm within the date of **16/03/2030**
- (3) That seventy percent of the amounts realized by the Proprietorship Firm for the Real Estate Project from the allottees (as per proforma agreement for sale),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.
- (4)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.
- (5) 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.
- (6)That the Proprietorship firm 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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a Particulars 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.
- (7) That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

SUJATA GHOSH DAS
Notary Public, Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

22 JAN 2026

That the Proprietorship Firm has furnished such other documents as have been described by the rules and regulations made under the Act

(9) That the Proprietorship Firm shall not discriminate against any Allottee or Allotees at the time of allotment of any apartment, Plot or building, as the case may be, on any grounds

(10) That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

(11) That any contradiction arises in the future the Deponent will be responsible for it

I, **Arup RAKSHIT** Son Of Sri Rabindra Nath Rakshit Proprietor of **M/s Rakshit Housing Associates** & Developer of the proposed Project **Shiv Shakti Apartment** at Mouza - Arakpur , J.L. No. - 39, CS Dag No 2429(P) & 2430(P), EP No 975, SP No 2439 under Kolkata Municipal Corporation being Premises no 74/5/26 ,Jadavpur Central Road ,Bijoygarh under Ward no 98, Assessee No 230980200267 Kolkata 700092 P.S. -Netaji nagar,P O Regent Estate, Dist. - 24 Pargs. (South), West Bengal, India..

I solemnly affirm that the facts stated in paragraph 1 to 11 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.

RAKSHIT HOUSING ASSOCIATES

Arup Rakshit
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 Kolkata on thisday of2025

RAKSHIT HOUSING ASSOCIATES

Arup Rakshit

Proprietor

Deponent

Signature Only
Identified by me
Narayan Ch. Saha

[Signature]
Advocate
CJM Court, Kolkata-1
Enrollment No WB/305/1989

SUJATA GHOSH DAS
Notary Gov. Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

S. Somnath

NOTARY

22 JAN 2026