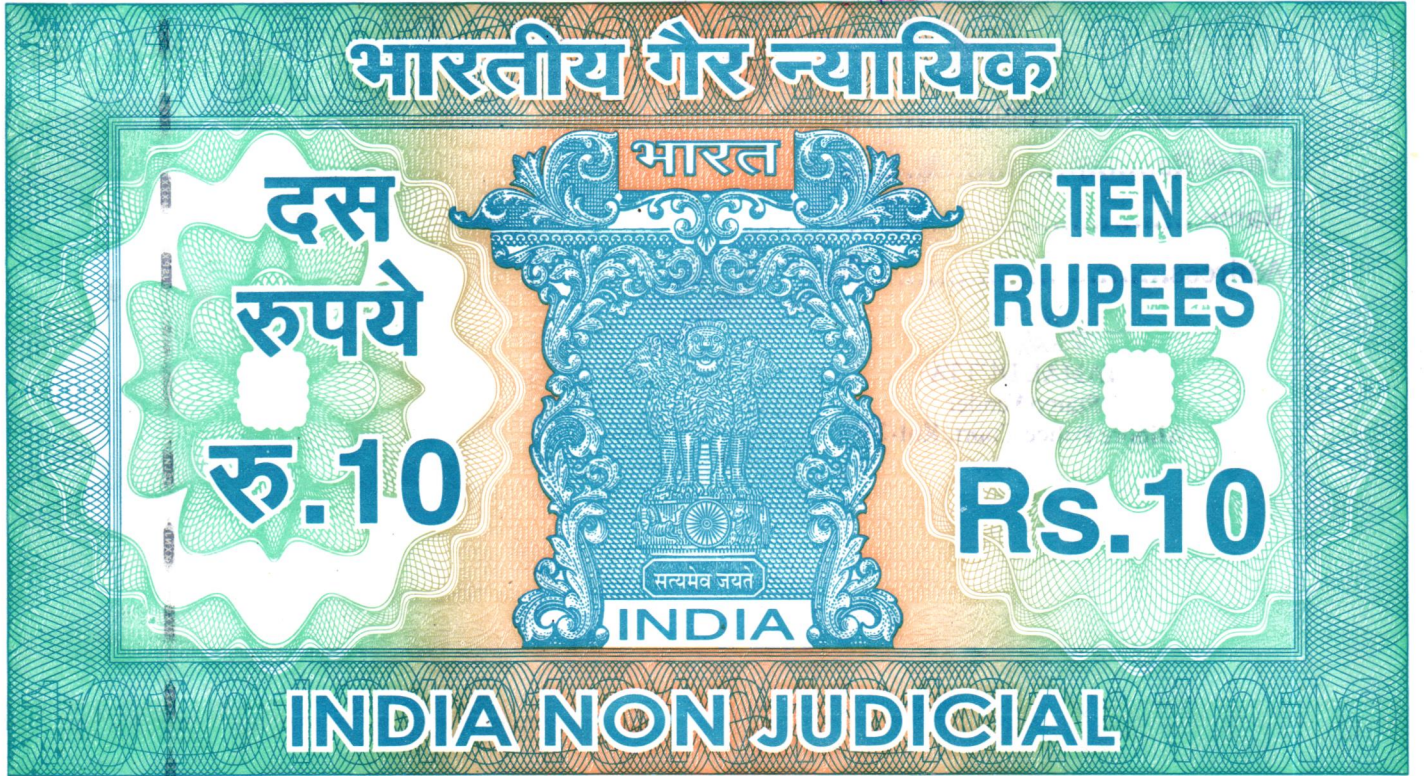


Sl. No. 1106 Date 02/06/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

06AC 646710

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass, Kolkata – 700 105, Police Station – Pragati Maidan, Post Office – Dhapa, duly authorized by the **Riverfront Condominium Private Limited** (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 5th July 2024;

I, Sri Radhe Shyam Pancharia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Radhe Shyam Pancharia

02 JUN 2025

000793

4 FEB 2025

Sr No.....Date.....

Value Rs. 10/-

Name.....

Address.....

SURAJIT NANDAN
Advocate, Alipore Police Court
Kolkata-27



TAMAL DUTTA

Stamp Vender

Alipore Police Court, Kol-27

1. That Owners as mentioned in the Lease Deed have legal title to the land on which the development of the proposed project namely "**SANSARA PHASE - II**" is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Deed between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances save and except a construction funding facility from ICICI Bank for the project named SANSARA Phase-II in Riverfront Condominium Pvt Ltd.
3. That the time period within which the project shall be completed by promoter is 31st October 2029.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

R. the Shyam Rana

Deponent

10 2 JUN 2025





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 this _____ day

Of June 2025.

Radhe Shyam Pandey

Deponent

Identified by me

Advocate

2 Vabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enri. No-WB/2037/1999

Solemnly Affirmed & Declare
before me on Identification

S. C. GHOSH
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97 Govt. of India



02 JUN 2025