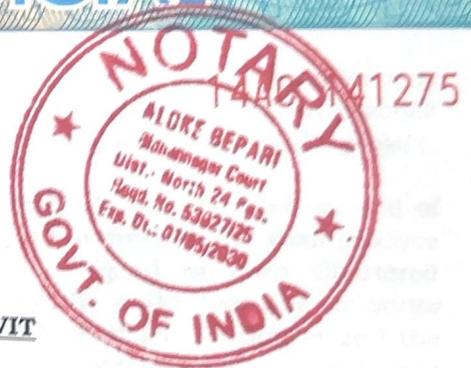


No. 24464 Dated 13/12/25



पुनः THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS
WEST BENGAL



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Promoter of the proposed project named "RAMA APARTMENT", developed by, **RS PROMOTER AND DEVELOPER PRIVATE LIMITED [PAN. AAPCR2234M]**, represented by one of its Directors, namely **RAHUL SHARMA [PAN : BRDPS0741K]**.

I, **RAHUL SHARMA [PAN : BRDPS0741K]**, son of Mahendra Sharma, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anandalok 2nd Lane, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, the developer and promoter of the proposed project named "RAMA APARTMENT", do hereby solemnly declare, undertake and state as under:

13 DEC 2025

47202

Sr. No. Sold to

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: .. 03 NOV 2025 ... Sign



ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.



NOTARY PUBLIC
RAJAMMANGARH
DISTRICT OF BARASAT

1. That the owner of this land is Rajib Manna. I, **RAHUL SHARMA [PAN : BRDPS0741K]**, Director of **RS PROMOTER AND DEVELOPER PRIVATE LIMITED [PAN. AAPCR2234M]**, as a **Developer/Promoter** with an authenticated copy of the agreement between such owners and promoter 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 me /promoter is **20.06.2027**.

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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.

7. That promoter shall get accounts audited within 6 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 utilized 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 Verification any grounds.

RS PROMOTER & DEVELOPER PVT LTD

Rajib Sharma

Deponent

Director

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, 2025

Solemnly affirmed and declared before me u/s
139 CPC and u/s 333BNSS 2023

Aloke Behari
ALOKE BEPARI
NOTARY
Regd. No.-53927/25
Govt. of India

1 3 DEC 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No. F/1314/918/2011.