



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

02AC 394383

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144

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 RP Construction Developer of the proposed
project Monmotha Apartment;

We, Ranjan Kanti Deb s/o Khitish Chandra Deb and Pradip Datta s/o late Balaram
Datta Partners of RP Construction do hereby solemnly declare, undertake and state as
under:

1. Umesh Naskar & Others have a legal title to the land on which the
development of the proposed project is to be carried out

29 NOV 2024

21 NOV 2024

2683

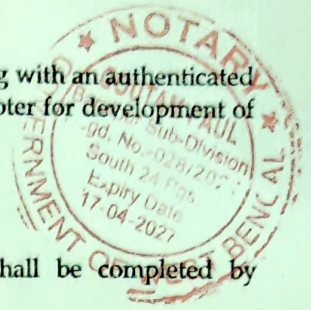
S.L. No..... Date.....
Name.....
Address.....
Value.....

S. Mondal (Adv.)
HIGH COURT

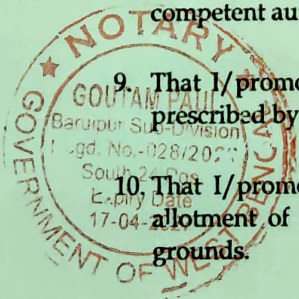
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Sonarpur A.D.S.R.O., Kol.-150

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement 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.
3. That the time period within which the project shall be completed by me/promoter is 30.11.2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Deponent

R P CONSTRUCTION
Rajjan Kanti Deka
Treadlife
Partner

29 NOV 2024

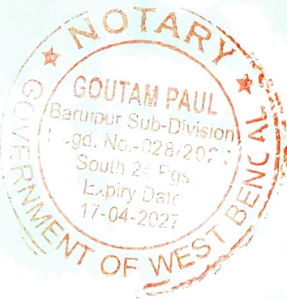
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

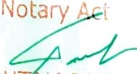
Verified by me at _____ on this _____ day of _____

Deponent

R P CONSTRUCTION
Rayan Kanti Deb,
Partner



solemnly declared and affirmed
before me on identification
under the Notary Act


GOUTAM PAUL
NOTARY
Sgd No.- 928/2022
Govt. of West Bengal

Identified by

Advocate

29 NOV 2024