

भारतीय गैर न्यायिक

दस
रुपये

₹.10

TEN
RUPEES

Rs.10

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary 97AB 011959
Govt. of West Bengal
Durgapur
District-Paschim Bardhaman

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

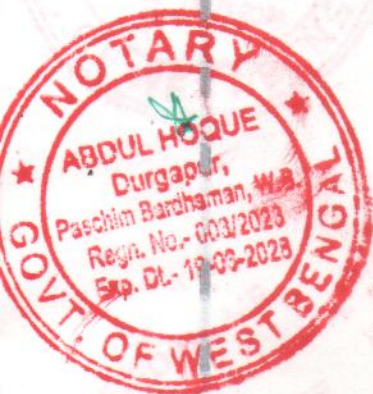
I, **RABI SINGH**, duly authorized by the promoter of the proposed project
"KALPANA ABASAN", vide his authorization dated 7th July 2025.

I, **RABI SINGH** duly authorized by the promoter of the proposed project
"KALPANA ABASAN", do hereby solemnly declare, undertake and state as
under:

1. That **R.K BUILDERS AND DEVELOPERS PRIVATE LIMITED** has a
legal right to the land on which the development of the proposed project is
proposed.

AND

A legally valid authentication of right of such land owners are **KALPANA
BURMAN** along with an authenticated copy of development agreement
document No. 230613044 for the year 2022 and power of attorney document
No. 230613086 for the year 2022 executed 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 promoter is **30/12/2026**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

R. K Builders and Developers Pvt. Ltd.

Rabi Singha
Director

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 *Durgapur* on this *10th* *Sept.* day of *2025*.....

R. K Builders and Developers Pvt. Ltd.

Rabi Singha
Director

Deponent

Solemnly Affirmed & Declared
before me on Identification

Abdul Hoque
ABDUL HOQUE, NOTARY
Durgapur, Paschim Bardhaman
Regn. No. 003/2023, Govt. of W.B.

10 SEP 2025



IDENTIFIED BY ME
Joy Roy
ADVOCATE