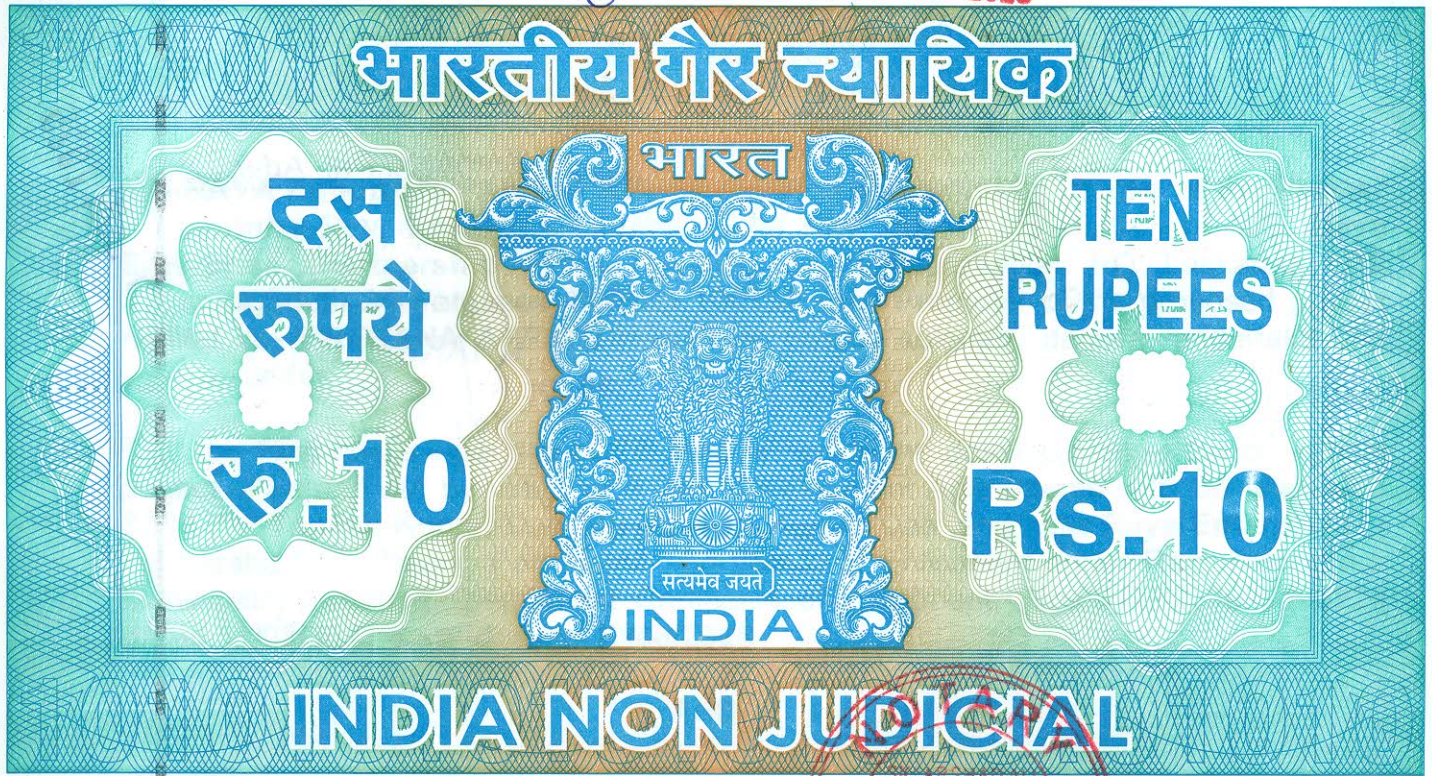


No. 40 Date 15 JUL 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-100027

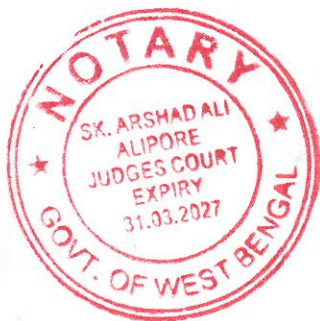
FORM 'B'

[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 **M/s RAYA Enterprise** (herein after referred to as the Partnership Firm), Promoter of the ongoing project named as "**PRERANA APPARTMENT**" situated at Mouza - Laskarpur , J.L. No. - 57, Khatian No 342 & 342A, C S & RS Dag No. - 156(P) , Holding No. - 73, East Rabindranagar , Ward No. - 30 , Rajpur Sonarpur Municipality, P.S. - Narendrapur , Dist. - 24 Pargs. (South), West Bengal, India.



15 JUL 2025

M/s RAYA Enterprise PAN No- ABHFR8955P represented by its one of the Partner Rintu Guha Roy Son Of Late Mantu Guha Roy, one of the Partner of M/S. Raya Enterprise (Partnership Firm) Residing At Rabindranagar, PO Laskarpur, PS Sonarpur, South 24 Parganas ,Kolkata 700153 and Promoter of the proposed project named as "PRERANA APPARTMENT" 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 a joint development Agreements with **Sri Mahadeb Saha ,Sri Tapash Kumar Das, Sri Manash Kumar Das ,and, M/s Raya Enterprise ,a Partnership Firm having Permanent Certificate of Enlistment under Rajpur Sonarpur Municipality bearing permanent Certificate of Enlistment No.0917P233623190220 dated 11/08/2023 & valid up to 10/08/2026**

AND

- 1) All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Partnership ship Firm for the development of the Real estate project are 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 the Partnership Firm within the date of 03/09/2027
- (4) 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.
- (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 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.



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- (8) That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
- (9) That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That the Partnership 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.
- (11) 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.
- (12) That any contradiction arises in the future the Deponent will be responsible for it.

I, **Rintu Guha Roy** (PAN No AMWPG7060Q) Son Of Late Mantu Guha Roy, , by religion – Hindu, by occupation –Business & one of the Partner of **M/S. Raya Enterprise** Residing At Rabindranagar, PO Laskarpur, PS Sonarpur, South 24 Parganas ,Kolkata 700153 ,**West Bengal, India** solemnly affirm that the facts stated in paragraph 1 to 12 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.

Verification

RAYA ENTERPRISE
Subal Saha
Rintu guha Roy
Partner

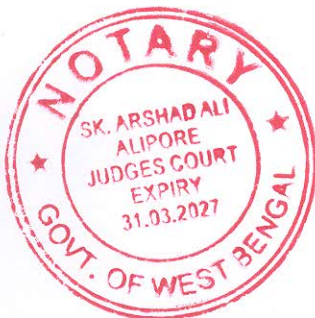
DEPONENT

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Kolkata on this15th.....day of *July*.....2024

DEPONENT

RAYA ENTERPRISE
Subal Saha
Rintu guha Roy
Partner



Solemnly affirm and declare before me on identification

[Signature]
SK ARSHAD ALI
NOTARY 24-PGS. SOUTH
GOVT. OF WEST BENGAL, REG.No. 003/2022
ALIPORE JUDGES COURT, KOL-27

15 JUL 2025