



पश्चिम बंगाल WEST BENGAL



09AC 147779

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 Sri Ricky Chandra, Proprietor of M/s. RC CREATIONS, promoter of the proposed project **14D, JAINUDDY MISTRY LANE** at Premises No. 14D, Jainudddy Mistry Lane, under Ward No. 82, of Borough – IX of KMC, PS – Chetla, Kolkata – 700027, WB, India

I, Ricky Chandra, Proprietor of M/s. RC CREATIONS, promoter of the proposed project **14D, JAINUDDY MISTRY LANE** at Premises No. 14D, Jainudddy Mistry Lane, under Ward No. 82, of Borough – IX of KMC, PS – Chetla, Kolkata – 700027, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I have legal title/right to the land on which the development of the project is proposed via Deed of Purchase / Indenture of Conveyance, in my favour, being Deed No. 00951 of 2006, registered at the Office of DSR – I, South 24 Parganas, Alipore
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 04-08-2029

REKHA TEWARI  
NOTARY  
Regn. No. 10288/13  
C.M.M's. Court  
Kolkata-700001

09 JUN 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Verification

I, Ricky Chandra Son of Dhruva Chandra Resident of 68A, Peary Mohan Roy Road, Alipore, Kolkata – 700027, do solemnly affirm that 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 9th day of June, 2025

Identified by me  
Narayan Ch. Saha  
Advocate  
CJM Court, Kolkata-1  
Enrollment No. WB/305/1989

  
Deponent

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION  
REKHA TEWARI  
NOTARY  
Regn. No. 10288/13  
C.M.M's. Court  
Kolkata-700001

REKHA TEWARI  
NOTARY

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