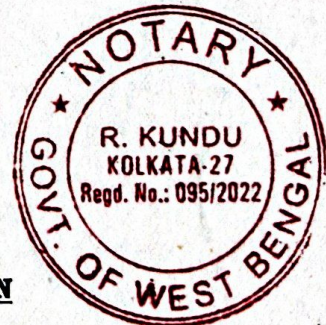
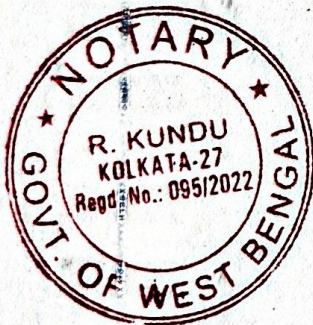


S No. 129 dated 02 JUL 2025



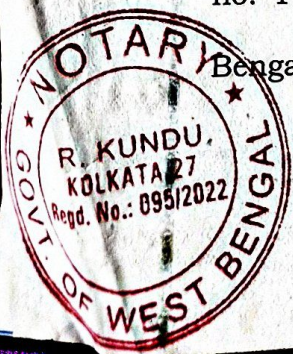
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **TAPAN KUMAR SAHA**, promoter/proprietor of **M/S. RIYANG CONSTRUCTION** of the proposed project named "**NIPABAN**" situated at 1871, Nayabad P.S. Purba Jadavpur now Panchasayar, P.O. Panchasayar, Kolkata-700094, Mouza Nayabad, J.L no. 25, District South 24 Parganas, comprised in C.S. Dag no. 31, R.S. Dad no. 110 under R.S. Khitian No. 145, Touzi No. 56, within the limits of ward no. 109 under Kolkata Municipal Corporation, A.D.S.R. Sealdah, West Bengal, India.



02 JUL 2025

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No.....Rs. 20/- Date.....

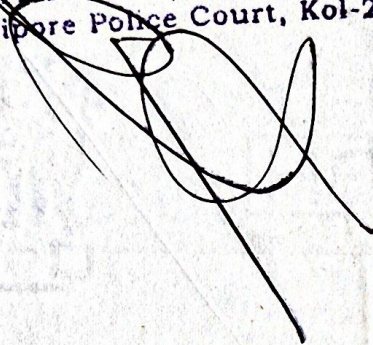
Name:- K. P. Majumder
Advocate

Address:- High Court, Calcutta
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



I, **SRI TAPAN KUMAR SAHA** (PAN **AMSPS08200**) (AADHAAR No. **9830 1616 8197**), son of Late Madhab Chandra Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at 38 Sreenagar Main Road, P.O. Panchasayar, P.S. Narendrapur (previously Sonarpur), Pin 700094, promoter, Affidavit cum Declaration of **SRI TAPAN KUMAR SAHA**, promoter and proprietor of **M/S. RIYANG CONSTRUCTION** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That land owner, **SRI DULAL KRISHNA SAHA** and **SRI TAPAN KUMAR SAHA** have / has a legal title to the land on which the development of the project is proposed 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 08.06.2027.
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 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.



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 and the withdrawal is in proportion to the percentage of completion of the project.

6. 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

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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 any grounds.

RIYANG CONSTRUCTION

Japan Mr. Saha.

Proprietor

Signature of the **DEPONENT**

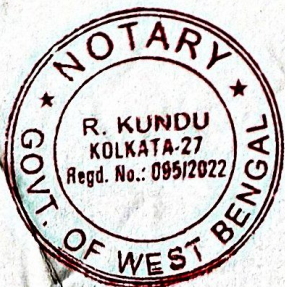
IDENTIFIED BY ME

Koushik Hanti
Advocate

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 01st day of July, 2025.



Signature (S) of Executant (S)
attested on identification at
Alipore Judges' Court, Kolkata-
700 027 at Alipore, under the
Notaries Act. at.....A.M./P.M.

Rajsekhar Kundu
RAJSEKHAR KUNDU
Notary, Govt. of West Bengal
Regd. No.: 095/2022

RIYANG CONSTRUCTION

Japan Mr. Saha.

Proprietor

IDENTIFIED BY ME

Koushik Hanti
Advocate

02 JUL 2025