

भारतीय गैर न्यायिक

दस
रुपये

₹ 10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL Before the Notary 97AB 067505
FORM 'B' Govt. of India

(See rule 3(2) Durgapur District - Paschim Bardhaman

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 JAYANTA BANERJEE, duly authorized by the Promoter of the proposed project "RADHARANI APARTMENT" vides his authorization dated 4th January 2026.

I, JAYANTA BANERJEE duly authorized by the promoter of the proposed project "RADHARANI APARTMENT", do hereby solemnly declare, undertake and state as under :.

1. That S N BUILDERS AND DEVELOPERS has a legal right to the land on which the development of the proposed project is proposed.

AND

legally valid authentication of right of such land owner S. S N BUILDERS AND DEVELOPERS along with an authenticated copy of Sale Deed No. 010901912 for the year 2022, Book I, Volume No. 0109-2022, page from 39097 to 39131, deed executed by Sub Registrar Office of the A.D.S.R Sonamukhi of the real estate project is enclosed herewith.



p/2..

08 APR 2026



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 10.11.2028.
4. The seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/had 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.

Deponent
S. N. BUILDERS & DEVELOPERS

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 08th day of April, 2026 at Durgapur Court.

S. N. BUILDERS & DEVELOPERS

Identified by me

Balbir Singh
Advocate.

Deponent

[Signature]
Partner

Solemnly affirmed & declared
before me on Identification
[Signature]
ARVIND KUMAR SINHA, NOTARY
Durgapur, Paschim Bardhaman
Regn. No. 58701/2026, Govt. of India

08 APR 2026