

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AA 007000

Before the Notary  
Govt. of West Bengal  
Durgapur Sub-Division  
Durgapur

FORM 'B'

[See rule 3(2)]

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 date 4<sup>th</sup> 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

A legally valid authentication of right of such land owner M/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.

28 FEB 2026

Monobrata Roy, Notary  
Durgapur Sub-Division, W.B.  
Regn. No.- 111/2022

.Contd...Page 2

:: 2 ::

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 **10/11/2031**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



**S. N. BUILDERS & DEVELOPERS**

*[Signature]*  
Partner  
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 *28th* *Feb* day of *2022*

**S. N. BUILDERS & DEVELOPERS**

*[Signature]*  
Partner  
Deponent

Identified by me  
*[Signature]*  
Advocate

**28 FEB 2022**

*[Signature]*  
Monobrata Roy, Notary  
Durgapur Sub-Division, W.B.  
Regn. No.- 111/2022