

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

रु. 10

INDIA NON



पश्चिम बंगाल
RAJESH KUMAR BAJPAI
REG. NO. 13780/18

WEST BENGAL
FORM-B
[See rule 3(4)]

03AC 172464

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of MANOJ KUMAR HUF duly authorized by the promoter of the proposed project Raj Mahal vide its authorization dated 21/11/2024.

I, MANOJ KUMAR S/o LATE JADU SINGH aged 54 YEARS R/o 77/2/2A, LENIN SARANI, KOLKATA - 700013 duly authorized by the promoter of the proposed project Raj Mahal, do hereby solemnly declare, undertake and state as under:

1. That SHYAMA SINGH, PRAVEEN-SINGH, BINAY KUMAR SINGH, BANDANA SINGH has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is 18/02/2026
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be

RAJESH KUMAR BAJPAI,
NOTARY GOVT OF INDIA
Reg. No. 13780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

21 NOV 2024

5. maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
8. That 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.
9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. That 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.



For RAJ CONSTRUCTION

MANOJ KUMAR (HUF)
Proprietor

Deponent

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 KOLKATA on this 21ST day of NOVEMBER 2024

For RAJ CONSTRUCTION

MANOJ KUMAR (HUF)
Proprietor

Deponent

**Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate**

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM, Court, Kolkata, W.B.

Identified by me

Soma Dutta

Advocate
C.M.M. Court, Kolkata
Regn No. F-149

21 NOV 2024

193999

Sl. No.

Name :

Address :

Kolkata -

Is

Kolkata Collectorate

11, Netaji Subhas Rd.,

Kolkata-1

Amal Kr. Saha
Licensed Stan-
dard Vendor

19 NOV 2024

RECEIVED

RECEIVED

NOV 2024

RECEIVED