

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 350018

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA-700 027

FORM B

[See rule 3(4)]

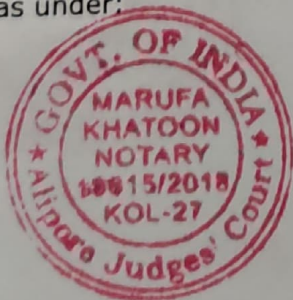


**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of, Rajib Debnath promoter of the proposed project;

I, Rajib Debnath, son of Madhab Debnath, residing at 2/170A, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, being the Proprietor of "M/S R.D. Construction", having its registered office at 2/170A, Bijoygarh, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, do hereby declare that "M/S. R.D. Construction" is the promoter of the project, i.e., "KUNJO CHHAYA" constructed at Premises No: 74/2/77, Ram Thakur Road, formerly J.C. Road, postal premises 2/50, Bijoygarh Colony, Under E.P.No: 229, S.P.No: 1157, C.S plot No: 28(P), Mouza: Baderaipur, J.L.No: 34, P.O: Jadavpur University, P.S: Jadavpur, Kolkata: 700032, within the limits of Ward No: 96, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:



Rajib Debnath

16 SEP 2025

1. That Susmita Chakraborty, Sudipta Sarkar, Sree Sarkar, Sumita Das, Sucharita Dutta, and Suman Sarkar have the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> December, 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 maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



*Rajib Deb Nath*  
Deponent

16 SEP 2025

### 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 Kolkata on this 14<sup>th</sup> day of September, 2025.

Deponent

Rajib Deb Nath

Identified by me

*Debasish Chowdhury*  
**Debasish Chowdhury**  
Advocate Advocate  
Alipore Judges' Court, Kol-700 027  
WB/929/1983

Signature Attested  
on identification

*Marufa Khatoon*  
**MARUFA KHATOON**  
Notary, Govt. of India  
Regd. No.- 13815/2018  
Alipore Judges' Court



16 SEP 2025