

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল  
BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT

WEST BENGAL  
FORM 'B'  
[See rule 3(2)]

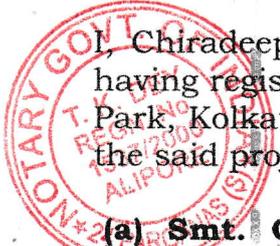


85AB 290433

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 Mr. Chiradeep Bhattacharya, (PAN: AHTPB0194Q) son of Late Chiranjib Bhattacharya age about 54 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 45/26, Manick Bandhopadhyay Sarani, P.O. & P.S. Regent Park, Kolkata - 700040, Proprietor of the promoter (**SYNERGY CONSULTANTS**) of the proposed project "**1 TILAK ROAD**" situated at Premises No.1, Tilak Road, Ward No. 085 under KMC, Dist. South 24 PGS., P.O. Sarat Bose Road, P.S. Tollygunge Now Rabindra Sarobar, Kolkata - 700029 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/03/2024;



Chiradeep Bhattacharya, Proprietor of the promoter (**SYNERGY CONSULTANTS**) having registered office at 45/26, Manick Bandhopadhyay Sarani, P.O. & P.S. Regent Park, Kolkata - 700040, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

(a) **Smt. Gouri Chatterjee** (PAN- AEWPC1992H), wife of Late Rabindra Nath Chatterjee, daughter of Late Jnaneswar Bhattacharya, by Faith Hindu, by Nationality Indian, and (b) **Sri Abhijit Bhattacharya** (PAN- AEDPB7043R), son of Late Rajendra Lal Bhattacharya, by Faith Hindu, by Nationality Indian, both are residing at 1, Tilak Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata - 700029, has a legal title to the land on which the development of the proposed project is to be carried out.

19 MAR 2024

SYNERGY CONSULTANTS

*[Signature]*  
Proprietor

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 us/promoter is 31/07/2025.

4. That seventy percent of the amounts realised by us/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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



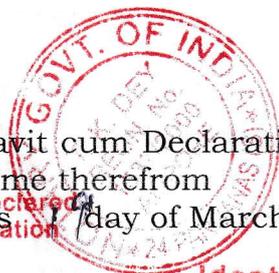
SYNERGY CONSULTANTS

*[Signature]*  
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 19 day of March, 2024



T. K. Dey, Notary  
Alipore Judges'/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

19 MAR 2024

Identified by me

*Nabakumar Mukhopadhyay*  
Advocate  
Alipore Police Court  
Enr. No.-WB/2037/1999

SYNERGY CONSULTANTS

*[Signature]*  
Proprietor  
Deponent

19 MAR 2024