

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14AC 832105

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

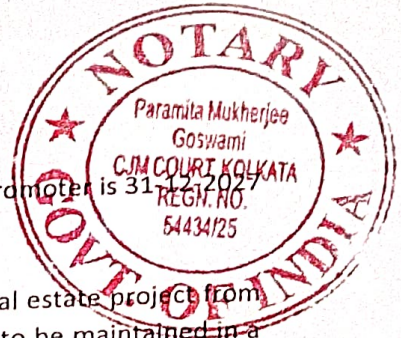
Affidavit cum Declaration

Affidavit cum Declaration of Sri Satya Narayan Ghosh, Proprietor of M/s. ABHINAVA CONSTRUCTION & CONSULTATION CENTRE promoter of the proposed project named "BHAGWAN APARTMENT" at Premises No. 3, Raja S.C. Mallick Road P.O. - Garia, P.S. - Patuli, Kolkata - 700084, under Ward No - 101, of Borough - XI of KMC, WB, India

I, Satya Narayan Ghosh, Proprietor of M/s. ABHINAVA CONSTRUCTION & CONSULTATION CENTRE promoter of the proposed project named "BHAGWAN APARTMENT" at Premises No. 3, Raja S.C. Mallick Road P.O. - Garia, P.S. - Patuli, Kolkata - 700084, under Ward No - 101, of Borough - XI of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I / My Firm M/s. ABHINAVA CONSTRUCTION & CONSULTATION CENTRE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Ankita Deewanji, China Majumder, Kaushik Majumder, Anindita Deb and Sunita Majumder, being Deed No's 160300970 of 2021 and 160319916 of 2023 both registered at the Office of the DSR - III, South 24 Parganas
2. That the said land is free from all encumbrances.

Paramita Mukherjee Goswami
NOTARY, GOVT. OF INDIA
REGN. NO. 54434 / 25
CJM COURT, KOLKATA, 13 FEB 2026



3. That the time period within which the project shall be completed by me/promoter is 31-12-2027 as per Section 4(2)(I)(c) of the RERA Act, 2016
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in 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 authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the 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.

Satya Narayan Ghosh
Deponent

Verification

I Satya Narayan Ghosh Son of Nepal Chandra Ghosh Resident of 2/40, Netaji Nagar, Kolkata – 700092, do solemnly affirm that 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 13th day of February, 2026

Identified by
Rinadri Chakraborty
Advocate
CJM Court, Kolkata
Registration No. WB/15/2021

Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN. NO. 54434 / 25
CJM COURT, KOLKATA

Satya Narayan Ghosh
Solemnly Affirmed & Declared Before
me on Identification of Ld. / Dependent

Paramita Mukherjee Goswami
Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN NO. 54434/25
CJM COURT, KOLKATA

13 FEB 2026