

Serial No. N 84 2025



पश्चिम बंगाल WEST BENGAL

06AC 996262



BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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 MUKHERJEE ASSOCIATE, a proprietorship
Concern, having its office at 1/1, Temple Lane, P.O. Dhakuria, P.S. Kasba,
Kolkata-700031, District South 24 Parganas, represented by its sole
proprietor namely SRI PRADIP MUKHERJEE, son of Late Bidhu Bhushan
Mukherjee, by Religion-Hindu, by Occupation-Business, by Nationality
Indian, residing at 1/1, Temple Lane, P.O. Dhakuria, P.S. Kasba, Kolkata-
700031, District South 24 Parganas, Promoter of the proposed Project/
duly authorized by the promoter of the proposed project, vide its
authorization dated _____



30 MAY 2025

MUKHERJEE ASSOCIATES
Pradip Mukherjee
Proprietor



MUKHERJEE ASSOCIATE, a proprietorship Concern, having its office Temple Lane, P.O. Dhakuria, P.S. Kasba, Kolkata-700031, District South 24 Parganas, represented by its sole proprietor namely SRI PRADIP MUKHERJEE, son of Late Bidhu Bhusan Mukherjee, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at 1/1, Temple Lane, P.O. Dhakuria, P.S. Kasba, Kolkata-700031, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Land owners namely 1. SRI SUDIPTA ROY CHOWDHURY, son of Late Ramapati Roy Chowdhury, by faith Hindu, by occupation Service, by Nationality-Indian, residing at 52/2B/2, Sarat Ghosh Garden Road, P.O. Dhakuria, P.S. Kasba, Kolkata-700031, District-South 24 Parganas, 2. SRI SUBRATA ROY CHOWDHURY, son of Late Ramapati Roy Chowdhury, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 52/2B/2, Sarat Ghosh Garden Road, P.O. Dhakuria, P.S. Kasba, Kolkata-700031, District-South 24 Parganas and 3. SRI DEBOJYOTI MUKHERJEE, son of Late Debendra Nath Mukherjee, by faith Hindu, by occupation Teacher, by Nationality-Indian, residing at 52/2A, Sarat Ghosh Garden Road, P.O. Dhakuria, P.S. Kasba, Kolkata-700031, District-South 24 Parganas, have a legal title to the land i.e. "DWARKADHEESH" situated at being Municipal Premises No.52/2B/2, Sarat Ghosh Garden Road, Mouza- Dhakuria, J.L. No.18, appertaining to R.S. Dag No. 600 to 603 and 633 to 638 recorded in R.S. Khatian No. 196/14, under Kolkata Municipal Corporation Ward No. 91, Police Station- Kasba, Kolkata-700031, Assessee No. 21.091-16-0523-5, District South 24 Parganas, on which the Development of the project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner/ promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by me / Promoter is 30.06.2026.

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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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MUKHERJEE ASSOCIATES

Pradip Mukherjee
Proprietor





5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in the 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 rule and regulations made under the Act.
10. That, I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.



MUKHERJEE ASSOCIATES
Pradip Mukherjee
Proprietor

✓ DEPONENT

Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 30th day of May, 2025.

MUKHERJEE ASSOCIATES
Pradip Mukherjee
Proprietor

✓ DEPONENT

Identified by me

Advocate

Solemnly Affirmed & Declared
before me on Identification

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

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