



अभि बद्ध पश्चिम बंगाल WEST BENGAL

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 Mrs. Kalyani Paul, Proprietor of M/s. Paul Construction Agency, promoter of the proposed project APANJAN APARTMENT at Premises No. 2752, Nayabad, under Ward No. 109 of Borough – XII of KMC, PS – Panchasayar, PO – Panchasayar, PIN – 700094, WB, India

I, Mrs. Kalyani Paul, Proprietor of M/s. Paul Construction Agency, promoter of the proposed project APANJAN APARTMENT at Premises No. 2752, Nayabad, under Ward No. 109 of Borough – XII of KMC, PS – Panchasayar, PO – Panchasayar, PIN – 700094, WB, India, do hereby solemnly declare, undertake and state as under:

1. That My Firm M/s. Paul Construction Agency has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Dr. Barun Saha Dalal, being Deed No. 160406533 of 2022, registered at the Office of the DSR – IV, South 24 Parganas
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2027

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

17 APR 2025

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

*Kalyani Paul*  
Deponent

Verification

I, Kalyani Paul, Daughter of Gopal Chandra Majhi Resident of 207, Jadavpur Co-Operative Land Housing Society Ltd. ; Nayabad, Kolkata – 700094, 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 16th day of April, 2025

*Kalyani Paul*  
Deponent

*Ums*  
Ums Chakraborty  
Advocate  
No. 154-A/1991  
C.M. Court, Kolkata

REKHA TEWARI  
NOTARY  
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SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*Qureshi*  
REKHA TEWARI  
NOTARY

11 APR 2025