



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 063378

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

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. Sabuj Kumar Roy, (PAN: AGHPR4992D) son of Late Mahananda Roy, age about 65 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Shantinagar, Hridaypur, P.S.- Barasat, P.O.- Hridaypur, District- North 24 Parganas, Kolkata- 700127, Partner of the promoter (**DIMENSION 369**) for the proposed project "**AJIT-USHA APARTMENT**" situated at Holding No. 12, School Road (Uttarpara), Ward No. 12 under Madhayamgram Municipality, P.O.- Udayrajpur, P.S.- Madhayamgram, District- North 24 Parganas, Kolkata- 700129, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05 /08/2025;

I, Sabuj Kumar Roy, Partner of the (promoter) **DIMENSION 369** (PAN: AAUFD8743M) having registered office at Holding No. 1177, Moulana Azad Road, Ward No. 32 under Barasat Municipality, P.O.- Hridaypur, P.S.- Barasat, District North 24 Parganas, Kolkata- 700127 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

DIMENSION 369

Sabuj Kumar Roy
Partner

05 AUG 2025

1. (a) **SRI ACHINTYA CHAKRABORTY** (PAN- ATKPC5169M), son of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata- 700129, (b) **SMT. KRISHNA SINHA ROY** (PAN- DEAPS0890K), wife of Sri Swapan Singha Roy, daughter of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Swami Shibananda Road, P.O. & P.S. Barasat, District- North 24 Parganas, Kolkata- 700124, (c) **SMT. PAYAL CHAKRABORTY** (PAN- AXAPB1647D), daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty, (d) **SMT. KOYAL CHAKRABORTY** (PAN- ARNPC0520F), daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty, both are residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata- 700129, all are by Nationality- Indian, by faith- Hindu, by occupation- Business & Housewife, has a legal title to the land on which the development of the project is proposed 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 and promoter for development of the real estate project is enclosed herewith.

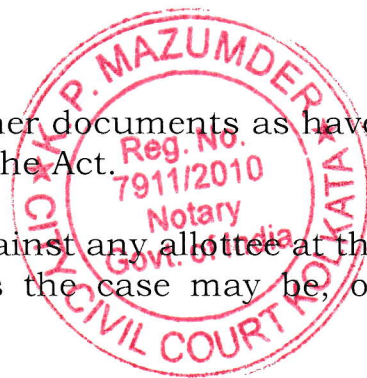
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2026.
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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.

05 AUG 2025

DIMENSION 369
Sabuj Kumar Roy
Partner

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.



DIMENSION 369
Sabuj Kumar Roy
Partner

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 5th day of August, 2025



DIMENSION 369
Sabuj Kumar Roy
Partner

Deponent

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

05 AUG 2025

IDENTIFIED BY ME

S. Das
ADVOCATE