

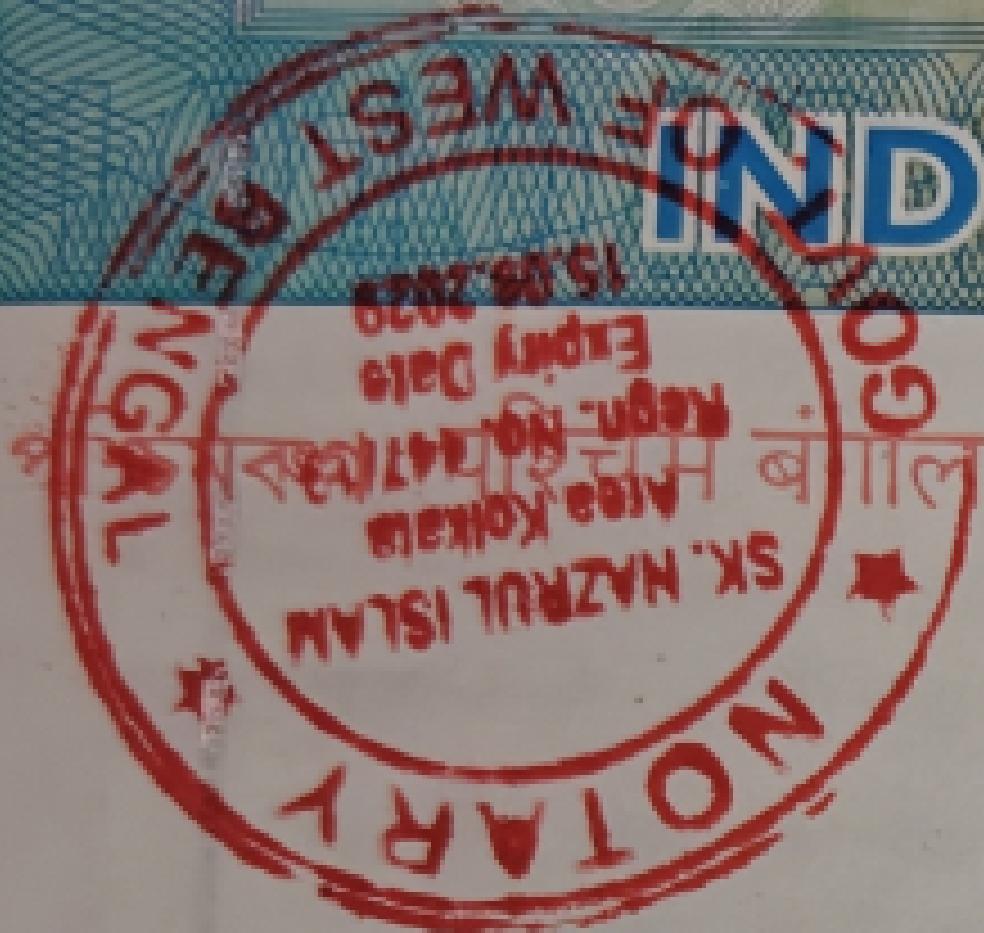
## भारतीय गैर न्यायिक

दस  
रुपये  
₹.10

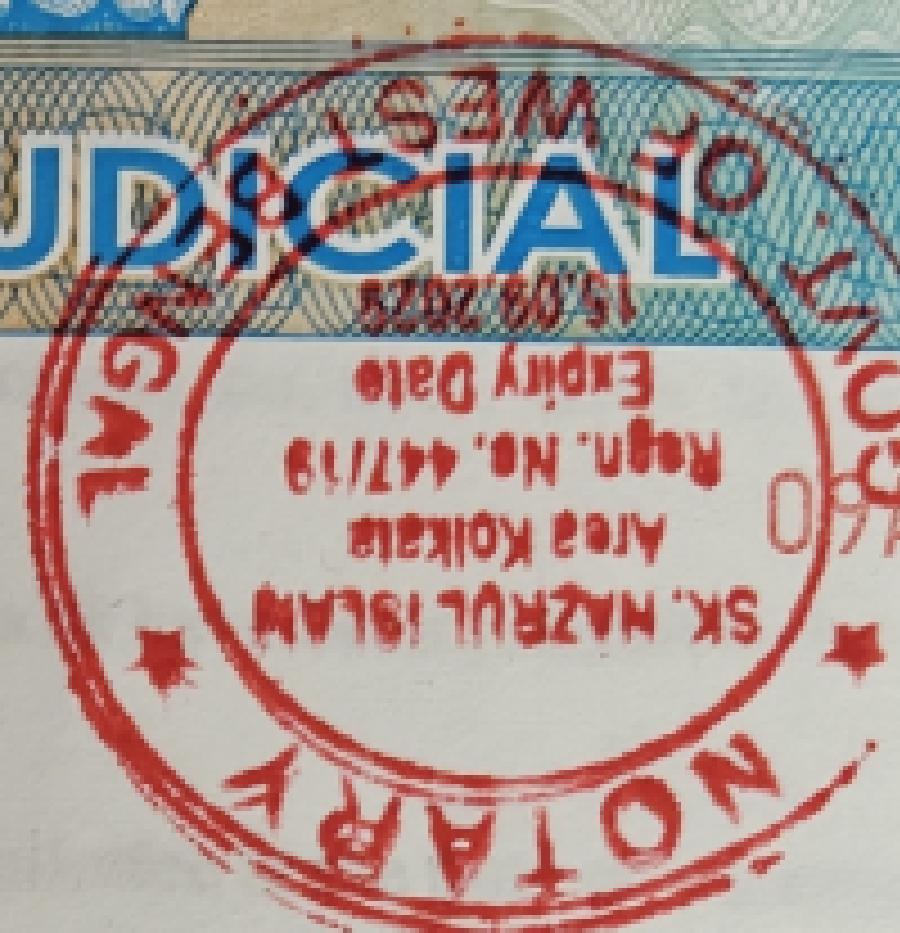
भारत

TEN  
RUPEES  
Rs.10सत्यमेव जयते  
INDIA

INDIA NON JUDICIAL



WEST BENGAL



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT SIGNED BY THE  
PROMOTERAffidavit cum Declaration

I, **Aparna Patra Phadikar**, Proprietor of **DE DEVELOPER**, residing at and carrying on business at **Holding No. N-58, Braja Nath Chak, Haldia, District Purba Medinipur, Pincode 721607, Ward No. 22**, authorized promoter of the proposed project – “CITY SHINE” do hereby solemnly declare, undertake and state as under:

1. That I/ the promoter has entered into development agreement with (1) Mr. Mohan Dandapat (2) Mr. Kalipada Lakshman Senapati, (3) Mr. Brindaban Das and (4) Smt. Mita Dandapat, hereinafter called and referred to as “OWNER/S, who possess a legal title to the land on which the development of the proposed project is to be carried out.

AND

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 me/promoter is 31 May 2030.

*SK. Nazrul Islam*  
Notary, Govt. of W.B.  
Govt. No. 447/19  
City Civil Court, Calcutta

22 DEC 2025

Contd.... P/2

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

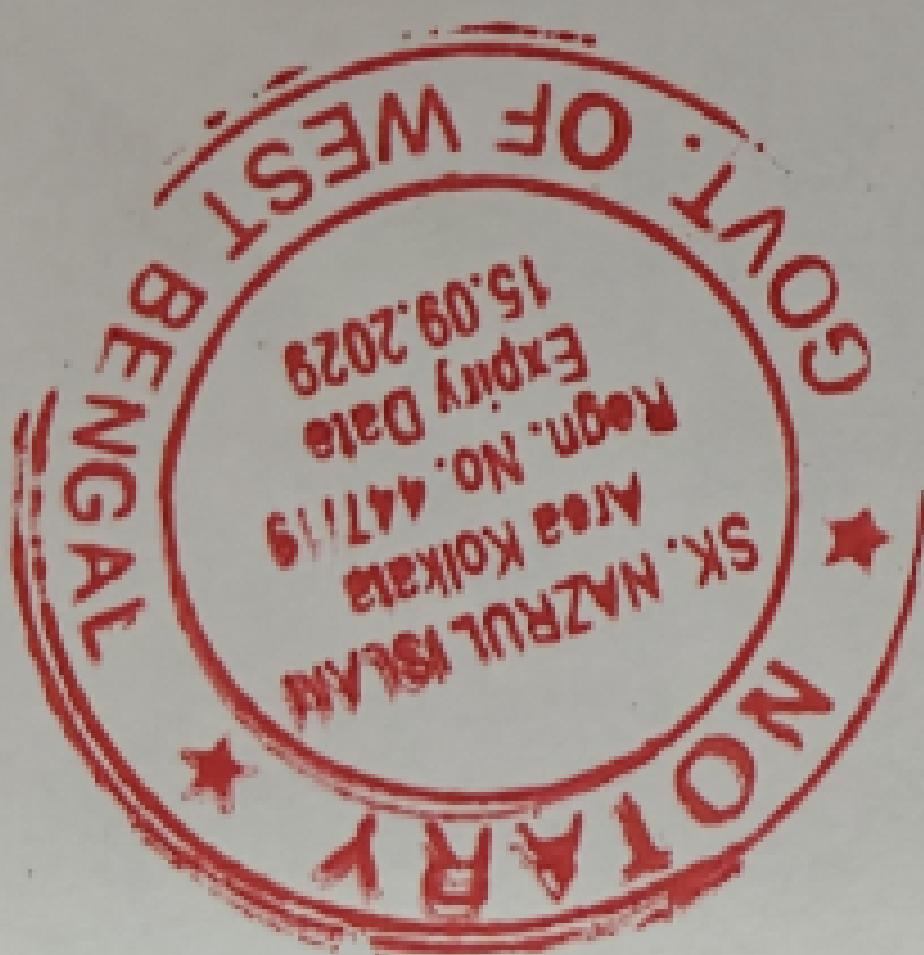
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That the 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.



**DE DEVELOPER**  
*Aparna Patel Phadikar*  
 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 23rd day of December 2025

*I identified by me  
 Shirani Pugalia  
 Advocate*

*Solemly affirmed and  
 Declared before me on the  
 Identification of the Advocate*

F 1132 1038 2024

**DE DEVELOPER**  
*Aparna Patel Phadikar*  
 Proprietor

**Deponent**

*Notary  
 SK. Nazrul Islam  
 Notary, Govt. of W.B.  
 Govt. No. 447/19  
 City Civil Court, Calcutta*

**22 DEC 2025**