



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 060274

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 Sanjib Thakur, (PAN: AFKPT7772F), son of Sri Naresh Thakur, age about 50 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at P-11, Pirpukur Road, Vidyasagar Park, P.O. & P.S. Bansdroni, Kolkata - 700070, Proprietor of the promoter (**M/S. SANJIB THAKUR**) for the proposed project "**GAURI TIRUPATI HIGHETS**" situated at Premises No. 847, Pirpukur Road, ward no. 113 under KMC, P.O. & P.S.- Bansdroni, Kolkata- 700070, District- South 24 PGS, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/01/2026;

I, Sanjib Thakur Proprietor of (promoter) **M/S. SANJIB THAKUR**, having registered office at 62, H.L. Sarkar Road, Bansdroni, ward no. 113 under KMC, P.O. & P.S.- Bansdroni, Kolkata- 700070, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

SANJIB THAKUR

Sanjib Thakur
Proprietor

27 JAN 2026

1. (a) **Smt. Krishna Karmakar** (PAN: CIYPK0116M), wife of Late Nirmal Karmakar, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewife, residing at 580/1, Pirpukur Road, P.O. & P.S. Bansdroni, Kolkata- 700070, (b) **Smt. Basanti Roy** (PAN: BXUPR7648F), wife of Saileswar Roy, daughter of Late Nirmal Karmakar, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewife, residing at 23, Subhash Sarani, Natun Bazar, P.O. & P.S. Bansdroni, Kolkata- 700070, (c) **Sri Debasish Ghosh** (PAN: AWAPG5585E), son of Late Amitava Ghosh, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Manasa Bari, Pirpukur Road, P.O. & P.S. Bansdroni, Kolkata- 700070, (d) **Sri Kajal Ghosh** (PAN: BMPPG4460A), son of Late Amitava Ghosh, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 113, Pirpukur Road, P.O. & P.S. Bansdroni, Kolkata- 700070, (e) **Sri Sagar Ghosh** (PAN: ALSPG3826H), son of Late Amitava Ghosh, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Manasa Bari, Pirpukur Road, P.O. & P.S. Bansdroni, Kolkata- 700070, has a legal title to the land on which the development of the proposed 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 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 31.12.2027.
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.

27 JAN 2026

SANJIB THAKUR

Sanjib Thakur
Pronrietor

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.

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.

SANJIB THAKUR

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 day of 27 January, 2026.

Solemnly Affirmed & Déclaré
Before me on Identification

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

27 JAN 2026

SANJIB THAKUR

Proprietor

Deponent

Identified by me
S. Das
Advocate