

S.L. No. 95

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

NOTARY

SK. NAZRUL ISLAM
Area Kolkata
Regn. No. 447/19
Expiry Date
15.09.2029

INDIA NON JUDICIAL

WEST BENGAL

FORM "B"

AFFIDAVIT-CUM-DECLARATION

SK. NAZRUL ISLAM
Area Kolkata
Regn. No. 447/19
Expiry Date
15.09.2029

14AC 306720

Affidavit-cum-Declaration of i) Sandip Kumar Bose, S/o Late Dinesh Chandra Bose, (PAN – AGMPB5205E), (Aadhar No. 2779 6128 0017), by faith – Hindu, by occupation – Business, residing at 290, Boral Lakepally, Boral, P.S. – Sonarpur, Dist. – 24 Parganas (S), West Bengal - 700154 ii) Sri Ajoy Sardar, S/o Late Provat Kumar Sardar, (PAN – AXDPS0593A), (Aadhar No. 5454 9611 4548.), by faith – Hindu, by Occupation – Business, residing at 1/1, Garfa Sitala Mandir Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, 24 Parganas (S) iii) Sri Ram Chandra Mondal, S/o Late Kalipada Mondal, (PAN – BIBPM8896C), (Aadhar No. 5446 6638 8626), residing at 11,

POPULAR ENTERPRISE
Ram Chandra Mondal
Ajoy Sardar

Partner

21 NOV 2025

Garfa Sitala Mandir Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, 24 Parganas (S) partners of “POPULAR ENTERPRISE” at 11,, Garfa Sitala Mandir Road, P.O. Santoshpur, P.S. – Garfa, Kolkata - 700075, (hereinafter referred to as promoter) with power no. 160308288 for the year 2025.

We. i) Sandip Kumar Bose, S/o Late Dinesh Chandra Bose, (PAN – AGMPB5205E), (Aadhar No. 2779 6128 0017), by faith – Hindu, by occupation – Business, residing at 290, Boral Lakepally, Boral, P.S. – Sonarpur, Dist. – 24 Parganas (S), West Bengal - 700154 ii) Sri Ajoy Sardar, S/o Late Provat Kumar Sardar, (PAN – AXDPS0593A), (Aadhar No. 5454 9611 4548.), by faith – Hindu, by Occupation – Business, residing at 1/1, Garfa Sitala Mandir Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, 24 Parganas (S) iii) Sri Ram Chandra Mondal, S/o Late Kalipada Mondal, (PAN – BIBPM8896C), (Aadhar No. 5446 6638 8626), residing at 11, Garfa Sitala Mandir Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, 24 Parganas (S) partners of “POPULAR ENTERPRISE” at 11, Garfa Sitala Mandir Road, P.O. Santoshpur, P.S. – Garfa, Kolkata - 700075 with power no. 160308288 for the year 2025, do hereby solemnly declare undertake state as under :-

That the owners : 1. Biswanath Mondal, (PAN – ASPPM9508C, Adhar No, 9687 5628 0836), 2. Kashinath Mondal, (PAN No. BFEPM9568M, Adhar No. 3722 0803 2694), 3. Biplab Kumar Mandal, (PAN No. AHSPM8209Q, Adhar No. 2293 6425 5124), all are sons of Late Shyam Sundar Mondal, alias Shyamapada Mondal, by faith – Hindu, by Nationality – Indian, by occupation – Business, all are residing at 7, Garfa Sitala Mandir Road, P.O. Santoshpur, P.S. – Garfa, Kolkata - 700075.

Has a Legal Title to the Land on which Development of the Project Proposal.



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AND

1. A legal valid authentication of the title of such land along with an authenticated copy 1 of the agreement between such owner and promoter for development of the real estate I project is enclosed herewith. 67/3 Garfa sitala mandir road, Kolkata-75.
project name: "ASHIRBAD"
2. That, the said land is free from all encumbrances;
3. That, the time period within which the project shall be completed by promoter on or before June, 2028. (30.06.2028)
4. That, Seventy per cent of the amount 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 the construction and the land cost at 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 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, promoter shall get the amounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of the accounts duly certified and signed by such chartered accountant and it shall be verified during AUDIT THAT THE amounts COLLECTED for a particular projects have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project;

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8. That, promoter shall take all the pending approvals on time, from the competent authorities;
9. That, promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, 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.

POPULAR ENTERPRISE
Ram Chandra Mondel
Hijor Sarker
Partner

DEPONENT

PREPARED IN MY CHAMBER

SIGNED IN MY PRESENCE

A. Gangopadhyay
ADVOCATE

A. Gangopadhyay
ADVOCATE

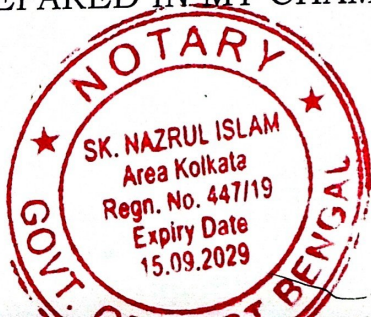
VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from;
Verified by me at Santosh Kumar, Jadavpur, Kolkata - 700075
on this the 21st day of NOVEMBER 2025.

POPULAR ENTERPRISE
Ram Chandra Mondel
Hijor Sarker
Partner
POPULAR ENTERPRISE
Hijor Sarker
Partner

DEPONENT

PREPARED IN MY CHAMBER



Solemnly Affirmed and
Declared before me on the
Identification of the Advoca

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

I identified by me
A. Gangopadhyay