



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



9AC 810022

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 M/S FORTUNE REAL ESTATE promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Mr. Subhojit Das promoter of the proposed project / duly authorized by the promoter of the proposed
project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed
OR

Mr. Joy Prakash Shaw and Mr. Biswanath Das have/has 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.

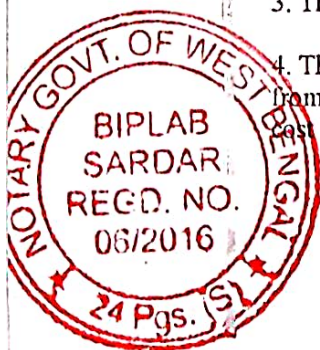
2. That the said land is free from all encumbrances.

OR

That details of encumbrances _____ including details of any rights, title, interest or name
of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 18.06.2027.

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.



22 MAY 2026

005604

15 MAY 2026

Sl. No. Rs. Date.
Sold to - SURAJIT NANDAN (Adv.)
of-Alipore Police Court, Kolkata-27


Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27



RECEIVED
STAMP VENDOR
ALIPORE POLICE COURT
KOLKATA-27



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

FORTUNE REAL ESTATE

[Signature]
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 day of

FORTUNE REAL ESTATE

[Signature]
Partner

Deponent



Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY

Regd. No 06/2016
Govt. Of W. Bengal

22 MAY 2026

IDENTIFIED BY ME

[Signature]
NABAKUMAR MUKHERJEE

Advocate

Alipore Criminal Court
Kolkata- 700027

Enrl. No.- WB / 2037 / 1999