

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AC 367933

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 Sri Puna Ray, Proprietor of M/s. Puna Roy Labour Contractor, promoter of the proposed project **SONU APARTMENT PHASE IX** at Holding No. 227, Sripur Bagherghole, under Ward No. 34 of Rajpur Sonarpur Municipality, PS – Narendrapur, PIN – 700154, WB, India

I, Puna Ray, Proprietor of M/s. Puna Roy Labour Contractor, promoter of the proposed project **SONU APARTMENT PHASE IX** at Holding No. 227, Sripur Bagherghole, under Ward No. 34 of Rajpur Sonarpur Municipality, PS – Narendrapur, PIN – 700154, WB, India, do hereby solemnly declare, undertake and state as under:

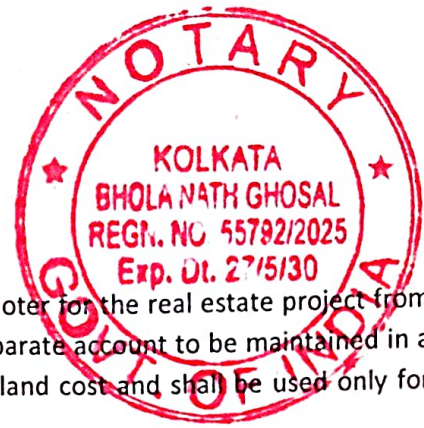
1. That my Firm has a legal title/right to the land on which the development of the project is proposed via Two (2) Joint Development Agreement/s with the Land Owner/s namely Swapan Kumar Dutta, Parul Dutta, Rahul Dutta, Gauri Bhattacharya, Shikha Sarkar and Sulekha Dutta, being Deed No. 190417531 of 2021 AND Deed No. 160304087 of 2022, registered at the Office of the ARA – IV, Kolkata and DSR – III, South 24 Parganas, respectively as mentioned hereabove
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 27-04-2026

BHOLA NATH GHOSAL
NOTARY GOVT. OF INDIA

Regn. No. 85792/25

CJM Court
2&3 Bankshall Street
Kolkata-700001

10 JUL 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Puna Ray
Deponent

Verification

I, Puna Ray Son of Bina Roy, Resident of 1/245, Naktala, Kolkata – 700047, do solemnly affirm that 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 10th day of July, 2025

Identified by me
Narayan Ch. Saha
Advocate
CJM's Court, Kolkata-1
Enrollment No. WB/305/1989

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Puna Ray
Deponent
Solemnly Affirm & Declared Before
me on Identification of Ld. Advocate
BHOLA NATH GHOSAL
NOTARY GOVT. OF INDIA
REGN. NO. 55792/25
CJM Court, Kolkata, W.B.