



पश्चिम बंगाल WEST BENGAL



09AC 999610

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 Biplab Kar, Proprietor of M/s. SWAPNONEER DEVELOPER promoter of the proposed project named **SWAPNO KALYAN** Holding No – 47 (170), Kalyan Co-Operative, under Ward no -14 of Dum Dum Municipality, Dist – N 24 Pgns, PIN – 700051, WB, India

I, Biplab Kar, Proprietor of M/s. SWAPNONEER DEVELOPER promoter of the proposed project named **SWAPNO KALYAN** Holding No – 47 (170), Kalyan Co-Operative, under Ward no -14 of Dum Dum Municipality, Dist – N 24 Pgns, PIN – 700051, WB, India, do hereby solemnly declare, undertake and state as under:

1. That my Firm M/s. SWAPNONEER DEVELOPER has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely SRI TUSHAR GHOSH, SRI KAUSHIK GHOSH and SRI KUNTAL KUMAR GHOSH, being Deed No. 152600797 of 2023, registered at the Office of the
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 18-03-2028


RENUKA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M.'s Court
Kolkata - 700 001

17 SEP 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Biplab Kar
Deponent

Verification

I, Biplab Kar Son of Binoy Krishna Kar Resident of Majerhati Road, Basudeb Nagar, PO & PS – Nimta, Kolkata – 700049, 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 17th day of September, 2025

Identified by
[Signature]
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1991

REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M' s. Court
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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY

17 SEP 2025