



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AC 763642



BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

FROM - B

[See Rule 3 (4)]

Affidavit cum Declaration



M/S. PUJA BUILDERS, a proprietorship firm having it's office at Kamduni More, Kharibari, Post Office – Kamduni, Police Station – Rajarhat, PIN : 700135, North 24-Parganas, State of West Bengal, represented by it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at P-73, Block 'C' Bangur Avenue, Police Station - Lake Town, Kolkata – 700 055, State of West Bengal, the constituted attorney of the **Land Owners** namely **Sri Manik Lal Naskar, Smt. Jayanti Naskar, Sri Avishek Naskar, Sri Anirban Naskar, Smt. Anima Mondal, Smt. Radha Mondal, Smt. Ajanta Safui, Sri Aakash Safui, Sri Mihir Naskar, and Sri Arun Naskar**, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

Sonu Rohra 09 JUN 2026

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

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 me/promoter is 04.06.2029.

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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That I/promoter shall take all the pending approvals on time, from the competent authorities.



Som Raha

09 JUN 2026

8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

PUJA BUILDERS

Som Raha

Proprietor
Deponent

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 Kolkata on this _____ day of _____, 2026



Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W Bengal

PUJA BUILDERS

Som Raha
Proprietor
Deponent

Identified by me

IDENTIFIED BY ME

[Signature]
Advocate

09 JUN 2026

Som Raha