

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Before 34/04/2026
Govt. of India
Durgapur
Paschim Bardhaman (W.B.)

FORM 'B'

[See rule 3(2)]

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 KALYAN RUDRA, duly authorized by the promoter of the proposed project "ShantimoyeTilottamaa Phase-1", vide his authorization date 21st March 2026.

I, KALYAN RUDRA duly authorized by the promoter of the proposed project "ShantimoyeTilottamaa Phase-1", do hereby solemnly declare, undertake and state as under:

1. That SILVERARCADE REALTY LLP has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owner M/s. SILVERARCADE REALTY LLP along with an authenticated copy of Sale Deed Nos. 020604165 of 2016, 020604166 of 2016, 020604508 of 2016, 020604518 of 2016, 020604702 of 2016 and 020604720 of 2016, deed executed by Sub Registrar Office of the A.D.S.R. Durgapur of the real estate project is enclosed herewith.

CHAITALI CHAKRABORTY, NOTARY
DURGAPUR, PASCHIM BARDHAMAN (W. B.) Contd...Page 2
Regd. No.- 56131, Govt. Of India

27 APR 2026

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 12/09/2028.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



SILVER ARCADE REALTY LLP
Kalyan
DES. PARTNER
 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 *Durgapur* on this *27th* day of *April* 2026

SILVER ARCADE REALTY LLP
Kalyan
DES. PARTNER
 Deponent

Identified by me

Manidipa Maitra
ADVOCATE

27 APR 2026

Chaitali Chakraborty
CHAITALI CHAKRABORTY, NOTARY
 DURGAPUR, PASCHIM BARDHAMAN (W. B.)
 Regd. No.- 56131, Govt. Of India